5-3482

Special Branch Registry

(C.I.D.) Office Notes

File No. J. 3482

SUBJECT

Memorandum on Rent Reduction Movement. Oct 29 1125 Form 207a T.H. 500-6 35.

Form A	1
SHANDHAI MUNIFIE!	451 13E
Na. S. B. D. 3	482
Headquarters,	

Shanghai Municipal Police,

October 31, 193 5.

SUBJECT

Rent Reduction Movement.

The Commissioner presents his compliments to The Acting Secretary S. N. C. and begs to forward herewith the following documents relative to the subject referred to above

- 1. Copy of Police report dated October 29, 1935.
- 2.
- 3.
- 4
- 5.

No

Headquarters,
Shanghai Municipal Police,
October 31, 1935.

SUBJECT

Rent Reduction Movement.

The Commissioner presents his compliments to Secretary General, S. M. C. and begs to forward herewith the following documents relative to the subject referred to above

- 1. Copy of Police report dated October 29, 1935.
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- 4.
- 5.

No._____

Headquarters,
Shanghai Municipal Police,
October 31, 193⁵.

SUBJECT

Rent Reduction Movement.

The Commissioner presents his compliments to The Treasurer and Controller. and begs to forward herewith the following documents relative to the subject referred to above

- 1. Copy of Police report dated October 29, 1935.
- 2.
- 3.
- 4.
- 5.

SHANGHAI MUNICIPAL POLICE. S. B. D. 3/1

ANGHAI MURICIPAL POLIC FRE No. REGISTE

S.1, Special Breach 30- 10

REPORT

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Date	000	ODGL	1950	•

Subject Rent Reduction Movement Made hy D. I. Everest

> The movement for a reduction of rent first came to the attention of the Police in March, 1932, when local agitators formed an organization known as the "Shanghai Citizens' Rent Reduction and Exemption Movement Committee. This body established an office at 101 Chihli Road, but soon afterwards went out of existence for lack of support. The agitation was revived in the early part of 1934 when local public bodies established the "Shanghai Municipality Rent Reduction Movement Committee" and the "2nd Special District Rent Reduction Movement Association.

From the beginning of 1934, the Rent Reduction Movement steadily gained strength, and became firmly established when the (1) *Shanghai Municipality Nantao District Rent Reduction Committee, * (2) the *1st Special District Citizens' Rent Reduction Association and (3) the "Federation of Rent Reduction Movement Committees in Various Districts in Shanghai" were organized. The first of these was formed in June, 1934 and the second and third in July and August respectively of 1935.

The three organizations mentioned were founded with the cognizance of the Kuomintang which has showed sympathy with the agitation since it was first started, and recent decisions by local Chinese Courts indicate that this sympathy is shared ertain judges and magistrates. The 1st Special District Gaurt (Settlement) on October 17, 1935, in a suit for nonpayment of rent, ordered the plaintiffs, the Lih Dah (3) 100 Company, 277 Ningpo Road, to reduce the rents of their propert in Lane 805, East Seward Road, by 20% retroactive from January 1, 1935. Another case occurred in Chapei in the early part of September, 1935, when the Nantao District Cour

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	SHANGHAI	MUNICIPAL	POLICE.	•	
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		REPORT	Date	19	
Subject					
Made by			,		

rendered a judgment ordering the owner of the houses in the Pao Shing Li (京 光星), Paoshan Road, Chapei, to reduce the rents by 15%.

File No.....

The growth in the strength of the movement, which has been accelerated by the depression, the sympathy of the Kuomintang and the favourable Court decision have enboldered the leaders of the movement, who now aim at securing a general decrease in Shanghai rents by 40%.

The increasing truculence of the agitators is illustrated in an article published in the Sin Wan Pao on October 22, 1935. The writer, one Chu Ying (美 英), suggests that landlords should submit to their tenants particulars of the area and walue of the land on which the houses are built, the cost of the buildings, average cost of taxes, insurance, water rate, repairs, etc. Having secured these details the tenants should decide on the amount of rent to be paid, allowing reasonable interest on the landlord's outlay. The article concludes by stating that the Settlement and Chinese Authorities should organize a joint committee of arbitration to deal with rent disputes.

The following is a brief account of the Rent Reduction Movement in the various territories of Shanghai : SETTLEMENT

In the International Settlement there are fifty-nine sections of the "First Special District Citizens' Rent Reduction Association, and eight of other Rent Reduction Organizations. Each section represents the tenants of a particular lane or alleyway. The most influential Rent Reduction Organization in the Settlement is the "First Special

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	SHANGHAI MUNICIPAL POLICE.
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	District Citizens' Rent Reduction Association" and the
	"Eastern District Rent Reduction Committee of the Federation
	of Rent Reduction Movement Committees of the Various Districts
	in Shanghai* ranks next. The former society has seventeen
	branches in the Settlement which control the fifty-nine sections
	and the latter has six sections. The section is the unit of
, 0	organization and is usually composed of the tenants of a
	certain alleyway.
	Thirty-one out of the fifty-nine sections affiliated with
	the "1st Special District Citizens' Rent Reduction Association"
	have failed to secure support and are in a moribund condition.
	One of the eight sections under the Eastern District Rent
	Reduction Committee is in a similar state.
	The *Shanghai Municipality Rent Reduction Movement
	Committee was formed by 116 local public bodies at a meeting
	held on January 16, 1934, under the auspices of the "lst
· .	Special District Citizens' Federation. " It has an office
	in the Chinese Chamber of Commerce building, North Soochow
	Road. The undermentioned persons form the Standing Committees-
	Wu Feng-ziang (胡鳳翔),
	A native of Hangchow. Manager of the Shanghai World
•	Amusement Resort, 2 Bubbling Well Road. Committee
	member of the 18th District Branch of the "1st Special
	District Citizens' Federation.
	Chang In-zung (記-座),
	A native of Shanghai. Committee member of the 1st
•	District Branch of the "1st Special District Citizens"

Federation. "

Wong Han-liang (王漢良),

FM. 2. G. 40M-9-35

Subject..... Made by.....

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SHANGHAI	MUNICIPAL		File No
	REPORT		Station,
F0	orwarded by		
A native of Na	anking. Chai	rman of the	Curio Dealers'
Association,	67 Kiangse Ro	ad.	
Chang Yien-fang	(张贤矛),		
Committee mem	ber of the "]	st Special	District Citizens'
Federation.			
Chen Ping-hwei	()陳烟群),		•
Member of the	llth Distric	t Branch of	the "1st Special
District Citi:	zens' Federat	ion.	
Yih Ka-shing	(虚影兴),		
Leading member	r of the Pig	Intestine 1	Dealers' Association.
Formerly members	er of the exe	cutive com	nittee of the League
Covenant Supp	ort Committee	which was	organized by various
local traders	· association	ns and inaug	gurated on 6/9/32 in
the Chinese C			•
Sung Ming-chi	(辞,嘘岐),		
Member of the	3rd District	t Kuomintan	Formerly
			of the League
Covenant Supp	ort Committee		
Chow Fuh-noong	(周豫岩),		
Chief of the	People's Mov	ement Train	ing Committee of
the local Kuo			
Zung Yoeh-chih	(程崇篇),		
Proprietor of	the Zung Da	n Chong (成	大昌) Grocery,
100 Rue du Co	nsulat, Fren	ch Concessi	on. Members of
			,

Proprie 100 Rue the Supervisory Committee of the Chinese Chamber of Commerce.

Apart from assuing a number of posters and publishing propaganda in the Chinese press, this organization has done little to assist in the movement.

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	Forw			
t.	The "1st Special Association," which was under the patronage of Federation and has an Commerce building, Nort a list of its personnel Executive Committee	establishe the "lst S office in h Soochow	pecial District the Chinese Char	035, is also Citizens' mber of
		1 24		

Chen Kiu-feng (厚儿年),

Unemployed, and a tailor by profession. Communication Address: Tsai Shun Kong (荒水海) Tailors' Shop, 382 Hanbury Road. Committee member of the 5th District Branch of the "1st Special District Citizens' Federation. He attends the office of the "1st Special District Citizens' Rent Reduction Association, * Chinese Chamber of Commerce Building, North Soochow Road, daily to deal with all affairs of the Association.

(翻起至). Li Ngao-kwan

A lawyer residing in Lane 326, 3 Burkill Road. Committee member of the 22nd District Branch of the "1st Special District Citizens' Federation. He is a close follower of Yih Ka-shing of the "Shanghai Municipality Rent Reduction Movement Committee. * As soon as legal action is taken either by the landlord or the tenants, he usually appears on behalf of the latter. Although he claims to volunteer his services, it is very easy for him to obtain remuneration in the guise of gifts. Wu Feng-ziang (胡鸟种),

Committee member of the "Shanghai Municipality Rent

FM. 2 G. 40M-9-35	SHANGHAI MUNICIPAL POLICE.
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Aade by	Forwarded by
	Reduction Committee.
,	Wong Zing-tung (王涛 東),
	Chairman of the Sien Chu (11 / 1) (Kwangtung) Fellow
,	Countrymen's Association, 451 Foochow Road. Owner of
	the Hwa Foong () Grocery, Rue du Marche.
	Wong Wu-soong (王科本门),
	Owner of the Vee In (12 /) Printing Works, 3 Amoy
	Road. Committee member of the 23rd District Branch of
	the "lst Special District Citizens' Federation." All
	the printed matter bearing on the movement is produced
	at his shop.
	Liu Zoong-ying (沙坪東),
	Committee member of the 7th District Branch of the
	"1st Special District Citizens' Federation."
	Ying Kuo-shiang (A) To to),
	Committee member of the 30th District Branch of the
	"1st Special District Citizens' Federation."
	Ning Noong-shien(注塞好),
	Committee member of the 35th District Branch of the
•	"1st Special District Citizens' Federation."
	We Sob-ying (完叔英),
	Committee member of the 4th District Branch of the
	"lat Special District Citizens' Federation."
	Chu Yoong-ping (注集好),
	Committee member of the 3rd District Branch of the
	*lst Special District Citizens' Federation. *
	Tsoh Ts-zung (水走柱),
	Committee member of the 15th District Branch of the
	"lst Special District Citizens' Federation."

SHANGHAI MUNICIPAL POLICE

File No.....

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	Station,
	REPORT Date
Subject	- 7 - Date19
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3.6.1.	
Made by	Forwarded by
-	Chu Pao-100 (未活龙),
. -	Committee member of the 10th District Branch of the
-	"lst Special District Citizens' Federation."
-	Chang Yien-fang(H R),
İ_	Committee member of the 5th District Branch of the
	"lst Special District Citizens' Federation." Chao Ts-kung (恵丸 め),
-	Committee member of the 12th District Branch of the
-	"lst Special District Citizens' Federation."
-	Wong Lien-fang (王庸),
_	Committee member of the 1st District Branch of the
	"1st Special District Citizens' Federation."
İ	Chao Nan-kung (粒 (製),
	Committee member of the 20th District Branch of the
: F	"lst Special District Citizens' Federation."
-	Loo Tseng (流上),
	Committee member of the 38th District Branch of the
_	*lst Special District Citizens' Federation. *
	Chin Liang-ngoeh (1- 1/2 1-),
	Committee member of the 2nd District Branch of the
	"Ist Special District Citizens' Federation."
-	Pan Tseng-ziang(海鲜, 样),
-	Committee member of the 19th District Branch of the
	"lst Special District Citizens' Federation."
	Chiu Kia-liang (戶意 標),
,	Committee member of the 6th District Branch of the
i -	*1st Special District Citizens' Federation.
 -	Yu Yao-chieu (余耀球),

Committee member of the 30th District Branch of the

SHANGHAI MUNICIPAL PO

REPORT

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Made by Forwarded by

"1st Special District Citizens' Federation." Zung Siao-ling (鄭筱麟),

Committee member of the 35th District Branch of the "1st Special District Citizens' Federation." (周期季).

Chow Foo-chang Committee member of the 7th District Branch of the

"1st Special District Citizens' Federation."

Sung Wei-noong

Committee member of the 12th District Branch of the "lst Special District Citizens' Federation."

Standing Committee

This Committee consists of the first five persons named on the 1st of members of the Executive Committee.

The Executive and Standing Committees are assisted by a

"ways and means" committee comprised of twenty-one members

"1st Special District Citizens' Federation."

Lieu Zoong-ying (多 作美), Committee member of the 7th District Citizens' Association.

Organization Department :

(推 正), Committee member of the Loo Tseng 38th District Branch of the "1st Special District

Citizens' Federation. *

(本宏好), Committee member of the Chu Yoong-ping 3rd District Branch of the "1st Special District Citizens' Federation. "

Mediation Department :

Zung Siao-ling (郭筱麟), Committee member of the

FM. 2 G. 40M-9-35	SHANGHAI MUNICIPAL POLICE.
	Station,
	Date18
ubject	-9-
Made by	Forwarded by
	35th District Branch of the "1st Special District
	Citizens' Federation.
	Sung Wei-noong (沈倩差), Committee member of the 12th
	District Branch of the "lst Special District Citizens'
	Federation. "
	Investigation Department:
	Chu Pao-loo (茅塔菜), Committee member of the 10th
	District Branch of the "1st Special District Citizens'
	Federation. "
	Chiu Kia-liang (好為為), Committee member of the 6th
	District Branch of the "lst Special District Citizens"
	Federation. "
	Propaganda Department :
	Yu Yao-chiu (), Committee member of the 30th
	District Branch of the "1st Special District Citizens"
	Federation.
	Zung Tung-shan (禁事山), Committee member of the 31st
	District Branch of the "1st Special District Citizens"
	Federation.
	The *1st Special District Citizens' Rent Reduction
	Association and the "Shanghai Municipality Rent Reduction
	Movement Committee" are working in concord and, practically
	speaking, are one and the same organization.
	Recently the "Lst Special District Rent Reduction
¥	Committee appealed to the Shanghai City Government and the
	local Kuomintang for the issue of a government decree ordering
	a general reduction in rent. Chen Kiu-foong, the ringleader
	of the movement, is reported to be endeavouring to persuade

the shopkeepers on Manking Road to suspend business for half

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	Station,
·	REPORT Date19
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Subject	
Made by	Forwarded by
	a day as a protest against the refusal of their landlords to
	grant a reduction in the rents.
,	The "Eastern District Rent Reduction Movement Committee
	of the Federation of Rent Reduction Movement Committees of the
· .	Various Districts in Shanghai was formed on August 3, 1935.
-	It has an office at Lane 781, 44 Tongshan Road. It controls
	eight rent reduction sections in the Eastern District of the
	Settlement and is a rival of the more firmly established
	"1st Special District Citizens' Rent Reduction Movement
	Association. As a result of agitation the committee have
	obtained a reduction of \$3 a month in the rent of houses in
	one of the alleyways under its control. The following is a
	list of the committee member :-
•	Zung Kien-pu (新知)版),
	An employee of the Tai Yuin (大澤) Company, agent for
	the sale of State Lottery tickets, living at Lane 343,
	6 Ward Road.
	Tu Tsung-sung (杜格里),
	Headmaster of the Pu Ts () Primary School,
	Lane 781, 44 Tongshan Road.
•	Cheu Yao-sai (A A),

An assistant in the Zih Yih (华美) Legal Office, living at Lane 640, 85 Ward Road.

Bei Ching-vung (知知之),

A school teacher, living at Lane 473, 30 Dalny Road.

Chiu Ping-san (好季山),

Committee member of the 14th District Branch of the *lst Special District Citizens' Federation, residing at Lane 145, 6 Gordon Road.

FM. 2 G. 40M-9-35

SHANGHAI MUNICIPAL POLICE.

File	N_{ϵ}	0.	 	-	-	-	-	-	-	-	-

Subject	REPORT - 11 -	Date
Made by	Forwarded by	
	Li Ling-kwan (李令循),	
	An employee of the Yee Tscon	g Tobacco Company, residing
	at Lane 640, 73 Ward Road.	
	Chen Wen-foh (Ph 2 16),	
	An employee of the Yee Tsoon	g Tobacco Company, residing
	at Lane 640, 63 Ward Road.	
	Koo Ching-fang (始五方),	
	An employee of Messrs Jardin	e Matheson & Co., residing
·	at Lane 640, 41 Ward Road.	
	Tsang Yien-ling(享美林),	
	An employee of the Tien Dzu	Seasoning Powder Factory,
	residing at Lane 640, 46 War	d Road.
	Loo Wen-kwei (達文美),	.*
	Manager of the Lee Chi (*)	高) Printing Works,
	351 Paoting Road.	
•	Soo Kuo-wen (蘇環域),	
	A school teacher living at L	ane 473, 40 Dalny Road.
	Chao Yung-tsing(技术发),	,
	Assistant Manager of the Chi	en Hwa () Printing
	Works, Lane 599 (San Yih Tsu	
	Hong Chien-ziang(均基本),	
	Manager of the Ta Shing Zian	g 以為為) Grocery Shop,
	345 Ward Road.	
	Fang Pao-ling (方、質 清),	
	Employee of the Yah Chow Ele	etric Supply Company,
	220 Kiukiang Road.	٠. ٠
	EXTRA-SETTLEMENT ROADS	
	There are seventeen rent re	duction sections on the
	extra-Settlement roads, all of whi	ch have registered with the

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FM. 2 G. 40M-9-35	SHANGHAI MUNICIPAL POLICE.
	Station,
	REPORT Date
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Subject	
Made by	Forwarded by
	*1st Special District Rent Reduction Movement Association. *
Č	Of this number, seven have suspended operation as they have
	failed in the movement, and five have closed down after
	obtaining a reduction of 10% in rents. Only five are now
	active. Appendix "A" contains a detailed account of all rent
	reduction organizations located in the Settlement.
•	FRENCH CONCESSION
	The *2nd Special District Rent Reduction Movement Association
	was formed on February 1, 1934, under the auspices of the 2nd
	Special District Citizens' Federation, # 434 Rue Auguste Boppe.
• .	It is under the control of a lawyer named Mao Yuin (利克),
A1	who is the Chairman of the 2nd District (French Concession)
	Kuomintang, and eighteen committee members of the Federation.
	It lacks energy and usually leaves agitation for a reduction in
	rent to the tenants themselves. Five district sections have been
*	formed by the tenants and all of them are registered with the
	parent body with the exception of one which is affiliated with
	the "Nantao District Rent Reduction Movement Association." Only
	three out of the five sections are now active, the remaining two
	having ceased to function after securing reductions in rent.
	NAHTAO
	The rent reduction movement in Nantac started in June, 1934,
t	when the "Shanghai Municipality Mantao District Rent Reduction
	Committee came into existence with an office at No.1 Ts An Li
	(龙龙龙), Loo Shiang Yuan Road, Nantao. It was promoted by
	the following persons :-
	A NAME OF THE PROPERTY OF THE

Sung Sing-fu (光水水),

· A native of Hangchow. Formerly a limitson official of the Hire Car Chauffeurs' Union, at present headmaster

	FM.	2	
G.	40M	-9-	35

G. 40N-9-35	SHANGHAI MUNICIPAL POLICE.
	REPORT - 13 - Date
Subject	
	Forwarded by
	of the Wu An (多生) Primary School located at
6	No.1 Ts An Li, Loo Shiang Yuan Road, Nantao.
	Nyi Ih-kwan (仡)-鳏),
	A native of Shanghai. Formerly an assistant in cigarette
	and money exchange shops. At present a teacher of the
	Wu An Primary School.
	Sung Shing-ngoo(光舞台),
	A native of Ningpo. At present a photographer in the
	employ of the Sin Wan Pao and proprietor of the Central
	Photo Studio, Fang Pang Jao, West Gate.
	Chen Yuan-ling (Physic),
	A native of Chinkiang. He is a cotton yarn dealer.
·	Sung Yuin-sung (35) 3 4);
	A native of Ningpo, a dealer in stone statues.
	It is rumoured that in January, 1935, Sung Sing-fu
	suppressed a movement for a reduction in rents then existing
	among the tenants of the Nyi An Li (表 左飞) and the Jen An
	Li (仁安号), Loo Shiang Yuan Road, Nantao, for which he
	received a present of \$1,000 from the landlord of the property.
	In March, 1935, the owners of some property in the Tseng Nyi
	Li (the 1 2), Min Kuo Road, complained to the local Chinese
	Authorities that the same man had attempted to extort \$600
	from them by taking advantage of a dispute they had with their
	tenants. The complaint resulted in the association being
	ordered to suspend its activities. For some time past Sung
	and his followers have been endeavouring to induce the local a

Kuomintang to permit them to re-open the association, but so far without success. Appendix "C" contains details of the

rent reduction sections in Nantao and the Chinese City.

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SHANGHAI MUNICIPAL POLICE.

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	Station,
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Made by...... Forwarded by.....

CHAPEI

The "Rent Reduction Movement Federation of the Hongkew and Chapei Districts of the Shanghai Municipality was promoted in August, 1935, by two committee members of the Kwangtung Fellow Countrymen's Association named Wong Deng-keng (2) and Wu Ts-wei (美子/塔), with an office at 173 Chun Ka Zah Road, Chapei. Shortly after its formation members of the federation made a house-to-house visit in Chapei canvassing for new members who were required to pay \$1 each as entrance fee. The "1st Special District Citizens' Federation, " however, complained to the local Kuomintang against the collection of subscription fees from tenants and the federation was compelled to close on September 11, 1935. The promoters, by no means daunted by their failure, recommenced their activities and two days later organized the "Rent Reduction Federation of All Tenants in Shanghai. This movement is still in existence and the promoters continue to collect a subscription fee of \$1 from each new member. Investigations show that the persons connected with the aforementioned rent reduction movement have only one idea, and that is to further their own interests. It is of interest to note that some of the promoters were the organizers of the now defunct "Preparatory Committee for the Erection of a Hall in honour of General Chiang Kai Shek. It is stated that they collected subscriptions totalling " \$5,000 of which they misappropriated 90%.

The "Federation of Rent Reduction Movement Committees of Various Districts in Shanghai" came into existence on August 25, 1935. It was formed by a number of undesirable elements from the Nantao and Eastern District Rent Reduction

FM. 2 G. 40M-9-35

SHANGHAI MUNICIPAL POLICE.

REPORT

ICE.	1 700 11 01	
	Station,	
Date	19	

Fila No

Subject

Made by.....Forwarded by....

Movement Associations and has an office at 13 Station Road,
Chapei. Members of this organization are at present engaged
in visiting shopkeepers in Chapei, Nantao, and Pootung and
obtaining their signatures on a petition to be submitted to
the National Government asking that a decree be issued ordering
a 40% reduction in rents. The movement is supported by four
rent reduction sections in Nantao, eight in the Settlement, one
in the French Concession and twenty-one in Chapei.

Particulars of the rent reduction sections located in Chapei are given in Appendix *D*.

POOTUNG

At the present time there is no rent reduction movement in Pootung. Between November, 1934 and March, 1935, however, there existed a Pootung Lan Nyi Doo Branch of the Nantac District Rent Reduction Association. This branch was controlled by Liu Zoong-fu (), owner of the Lee Tai Second Hand Clothes Shop, 249 Lan Nyi Doo Road, and Wong Wu-chun (2 N), owner of the Dong Nyi Lur () Teashop, 230 Lan Nyi Doo Road, Pootung. It is reported that these persons were eventually bought over by the landlords.

KIANGWAN

A rent reduction organization known as the "Kiangwan Rent Reduction Committee" came into being in the office of the 7th District Tangpu, 225 Station Road, Kiangwan, in April, 1933, but closed in February, 1935, when the landlords agreed to reduce the rents by 10% to 30%. The leaders of the movement were Chiang Wen-sung (), Chiang Dah-foong (), all residents in Kiangwan.

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SHANGHAI MUNICIPAL POLICE.

File No.....

Subject	REPORT	Station,
 Made by	Forwarded by	
	Enquiries at the Chinese Estate Ow 260 Peking Road, reveal that the majori in the Central and Western districts of two to three months in arrears in rents are between five and twelve months behi In the Eastern district a large proport five to six months in arrears. General Chinese territory are not available, bu tenants in Chapei are mostly two months	ners' Association, ty of Chinese tenants the Settlement are , while quite a number nd in their payments. ion of the tenants are figures regarding t it is reported that
	D.C. (Special Branch).	Everet.
	Six, Information that espies of this repo	lice, I recommend I he sent to Secretary and I wino 1935
		· · · · · · · · · · · · · · · · · · ·

G. 35000-1-34

SHANGHAI MUNICIPAL POLICE.

SHAHBHAL MUNICIPAL POLICE

REPORT

Subject (in full)..... Rent Reduction Movement.

Made by D. S. Mac Adie Forwarded by Whouncan

Some 30 tenants of the Sz Zeu Li alleyway (Lane 499) Seward Road, held a meeting in the office of the rent reduction section formed by them, House No.14 in the alley, between 8.30 and 9.30 p.m. April 20 and passed the following resolutions:-

- 1. That the present rentals be reduced by 10%.
- 2. That the landlords, A.R. Burkill & Sons, 2 Canton Road, be requested to pay the deposit for water meters installed in the houses of the alleyway.
- 3. That 5 representatives be assigned to approach the landlords in connection with the recent disconnection of water supply to the Dah Shing Dry Cleaning and Dyeing Works, No.497 one of the houses of the block facing Yuenfong Road.

At 10 a.m. April 20, a foreigner together with a Chinese who claimed to be representatives of the landlords arrived at the Mei Lee Dry Cleaning and Dyeing Works, No.420A Route Pere Robert, and after instructing the inmates to vacate their premises, which the latter did, locked up the concern. . This action was alleged to have been taken in consequence of non-payment of rent in arrears by the The tenants however, succeeded in forcing the tenants. At a meeting held in the lock the same evening. office of the 7th Branch of the 2nd Special District Citizens! Federation, No.9 Zung Tuh Li, Route Pere Robert, at 6 p.m. the representatives of the tenants of 418, 420, 420A, 420B, 420C. 420D, 420E and 420F, passed the following resolutions: 1. That the case be reported to the French Police.

- 2. That should the police refuse to consider the case, the tenant of house 420A take legal proceeding against the

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3. 35006-1-34	SHANGHAI MUNICIPAL POLICE.
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	REPORT Date19
	ull)
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	rent collectors.
	3. That assistance be solicited from the public in connection
	with the case, and a manifesto be issued to this effect.
*	R. W. Mac adie.
C	D. S. ~
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	Officer'i/c Special Branch.
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	a int to DC(Dii)
	71)03
	1 July 4,

Form No. 3 G. 25,000-1-34

SHANGHAI MUNICIPAL POLICE.

SHANDING MUNICIPAL POLICE
C. & S. B. REGISTRY.

REPORT

S.	Me D	XMIONX /
		1 19 34 3

Subject (in fa	all) Rent Reduction Movement.
Made by D.	S. Mac Adie Forwarded by Whouseau DSS
	The tenants of Zung Sing Faung 的人道功 (Lane 343),
	Ward Road, have organized a rent reduction with an office
	at House No.3 in the alleyway.
	In connection with the realing orders on houses
	Nos. 10, 12, 55 and 69 of Hung Shou Faung, Mapai Road
	(Vide previous report on subject) the rent reduction section
	organized by the tenants of the alleyway recently despatched
	a petition to the Chinese Authorities as well as various
	local bodies urging them to render assistance to the tenants
	in order to have the above grievance righted.
	The Chapei District Rent Reduction Association
	despatched on April 19 a circular soliciting assistance
	from the Central Kuomintang and the National Government
	in connection with the rent dispute.
The	R. W. Mac adie.
a distant	D. S.
De	7K
	Officer i/c Special Branch.

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SHANGHAI MUNICIPAL POLICE.

SHANDIM SCHLIFF IN FILE NOS. B. REGISTRY.

S. No. D. SURSULANA

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REPORT

Subject (in full)	Rent Red	uction	Movement.	
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Made by D.S. Mac Adie Forwarded by Whomean Drs

The Pao Hwa Li Section of the Rent Reduction

Committee, 1269 Pao Hwa Li, Singke pang Road, has decided

that should the landlords of the alleyway, Messrs Lester,

Johnson & Morriss, Mo.1 Kiukiang Road, erect a bamboo fence

around the alleyway, aged persons and women living in the

alleyway be assembled to prevent the erection at any cost.

The tenants were ordered to vacate the premises by the end

of March in order to enable the lanlord to pull down the

houses but have not done so. They are now endeavouring to

induce the landlords to postpone the demolition of the block

to June 31, 1934.

At 3 p.m. April 17, two representatives of the tenants of the Hung Shou Faung, Mapai Road, called at the Shanghai Municipality Rent Reduction Committee and requested the body to notify the landlords to have the sealing orders on houses Nos. 10, 12, 55 and 69 in the alleyway cancelled within two days, distress warrants being recently served on these premises in consequence of a suit filed by the landlords for non-payment of rent in arrears. They were promised consideration of their request by a member of the Committee.

The tenants of Lane 356 (Ming Zung Faung),

Boulevard de Montigny, have formed a rent reduction section

with an office established in the 4th Branch of the 2nd

Special District Citizens' Federation, No.132 Rue Eugene Bard.

In opposition to the order of the landlords
instructing them to vacate their premises at the end of
April, the tenants of the Fu Zung Li (高河里) and Tuh Zung
Li (海河里), Kiu Meu Dee, Nantao, have organized a

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SHANGHAI MUNICIPAL POLICE.

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cooperative association with an office at House 40.99	
Fu Zung Li.	
R. W. Man adie	•
D. S.	
Officer i/c Special Branch.	
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SHANGHAI MUNICIPAL POLICE.

REPORT

Subject (in full) Rent Reduction Movement.

Made by D. S. Mac Adie Forwarded by Wholinean

Nineteen members of the Settlement District Rent Reduction Association at a meeting held in their office, Chinese Chamber of Commerce building, North Soochow Road, between 2p.m. and 4 p.m. April 14, passed the following resolutions:-

- 1. That assistance be rendered to various sections in their negotiation with landlords over rent disputes.
- 2. That a list of unoccupied houses in the Settlement be compiled.

Resolution 2 is the outcome of a letter addressed to the Association by the 21st Branch of the 1st Special District Citizens' Federation. The Branch in question holds the opinion that the fact that numerous houses in the Settlement are left vacant is due to the high rentals charged and requests the Association to ask the S.M.C. to collect Municipal Rates for these houses from the landlords should the property of the latter remain unoccupied at the expiration of a certain period to be set by the Council. The Branch also stipulated as an alternative to the above measure that these vacant premises be converted into Reformatories for Beggars under the joint auspices of the S.M.C. and local

D.

Form No. 3 G. 10000-9-33

SHANGHAI MUNICIPAL POLICE.

REPORT

CE.		SHANBHAL MUHICIPAL POLICE
	s	C. & S. B. REGISTRY.
Date	A	P 3482/1
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Subject (in full) Rent Reduction movement.

Made by D. S. Mac Adie Forwarded by Whomcan ASS

Arrangements are now being made by the trade associations with offices in Nantac to form a "Rent Reduction Acceleration Association of Various Local Trade Associations".

Some 200 persons who claimed to be residents on Tung Meng Road, Small East Gate, City, held a meeting in the office of the Fruit Dealers' Association/the thoroughfare in question in the morning of April 10, and formally inaugurated the Tung Meng Road Rent Reduction Section. During the proceedings, it was decided that rent be paid at 70% of the present rate.

R. W. Mac adie

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Officer i/c Special Branch.

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SIN BEAL MUNICIAL PRINCE File No. B. REGISTRY.

9-		s M.1D 3482/1
	REPORT	Date A Date 101 4 3h3
Californ (in tall)	Rent Reduction movement.	15476
Subject (in full)	Leno Leade Cion Movement.	

Made by D. S. Mac Adie Forwarded by Whouncan At a meeting held in their office at 2 p.m. April 9, some 40 members of the Chapei District Rent Reduction Association, 18 Kiaotung Li, Kiaotung Road, decided to make appeals to the Central Government at Nanking as well as the local City Government. also resolved that the latter be requested to convene a conference of landlords and tenants in Chapei to settle the existing dispute over rent reduction. R. W. Mac adie Officer i/c Special branch.

Fm. 2 G. 35000-1-34

SHANGHAI MUNICIPAL POLICE.

SHAMORAL MUNICIPAL POLICE C. & S. B. REGISTRY.

REPORT

Subject (i	n full)	Rent Reduction	on Movement.			
Made ho	D. S. Ma	c Adie	T	1.2/1	200	

At 9 a.m. April 6, a number of workmen employed by the landlords, Messrs. Lester Johnson & Morris, appeared at the Pao Hwa Li, (安美里) corner of East Seward and Singkeepang Roads, and commenced to erect a bamboo fence surrounding the block which comprises some 140 houses, as a preparatory step to demolish the premises. They were however prevented by the inmates from carrying out their work. The tenants who were ordered at the beginning of January, 1934, by the landlords to vacate their houses, have been a gitating for the recission of the instruction and to further this aim, they have organized a rent reduction section with offices at No.1269 Singkeepang Road (Vide previous reports on subject). Between 5 and 6 p.m. April 6, some 15 persons who claimed to be representatives of the Sing Nyi Faung (本有水) Alleyway, Rue Bougeat, held a meeting in the office of the 8th Branch of the 2nd Special District Citizens' Federation, No.9 Sung Tuh Li, Route Pere Robert, and passed the following resolutions:-1. That lawyer Wong Bei Yuen (主始元) be engaged as legal advisor of the tenants in order to facilitate the negotiation with the landlords for reduction in house rent.

- 2. That the rent of the premises facing the street be reduced by 20% and those in the alleyway by 10% of the present rate.
- That assistance be solicited from the 2nd Special District Citizens' Federation and other local public bodies in connection with the rent reduction movement.

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Fm. 2 G. 35000-1-34	File No
	SHANGHAI MUNICIPAL POLICE.
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	REPORT
	Date19
Subject (in fu	dl)
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]	The tenants of nine of the houses in the alleyway
*	have been sued by the landlords for nonepayment of house
ľ	rent for the last three months.
	R. W. Mac adie
]	R. W Mae ledee.
ļ	D. S.
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	Officer i/c Special Branch.
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SHANGHAI MUNICIPAL POLICE.

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Date April 6th, 19 34.

Subject	(in full)	Proposed	Demolition	of	140	Houses	at	East	Seward	Road	and	
•••••		Singkeip	ng Road Co	rnoi	e		•••••		•••••		· <i>·</i>	
Made	byar	.d	Fo	rwar	ded b	y_D_I	War	drop	<u> </u>			·

Sir,

At the beginning of January, 1934, Messrs. Lester Johnson & Morriss, No. 1 Kiukiang Road, served notice on the tenants of 140 houses at the North-west corner of East Seward and Singkeipang Roads, to terminate their tenancy on 31-3-34, as they, the land-lords, proposed to demolish and re-develope their property.

On receipt of above notice, the tenants formed a tenants' association, known as the Pao Hwa Li, Branch Office of the 6th.

Division of Shanghai lst. Special District Peoples Association, with office at No. 1269 Singkeipang Road.

Since the formation of the above association, negotiations have been going on in order to have the notice to vacate the premises recinded by the Company, and apparently the tenants are under the impression that they were granted a further three months grace.

At 9a.m. 6-4-34, a number of workmen employed by Messrs. Lester Johnson & Morriss, appeared on the property and commenced to erect a bamboo fence with the intention of closing the property in and forcing the tenants to move out.

The above action was resented by the tenants, who gathered around the workmen, causing them to cease operations.

Later, about thirty of the tenants came to the Police Station, where they were advised not to cause any trouble, but to negotiate with the landlords quietly for a settlement of the matter.

The Manager of Messrs. Lester Johnson & Morriss was informed of the situation by D.O. "D", and advised that it would be better in order to avoid any trouble, that a Court order be obtained from the lst. S.S.D. Court before taking any further action in the matter. The work of erecting the bamboo fence has meantime

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Form	No. 3
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SHANCHAI MUNICIPAL POLICE.

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	REPORT Date	
Subject (in fi	rull)	
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	been suspended.	
	No house rent has been paid since receipt of the notice to terminate tenancy.	
٠	I am, Sir,	
J	Your Obedient Servant,	
,	D. I.	
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	Officer i/c Special Branch.	
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SHANGHAI MUNICIPAL POLICE

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REPORT

Date April 10 5 348361

Subject (in full) Rent Reduction Movement.

Made by D. S. Mac Adie Forwarded by Whouseau DSS

Some 15 persons who claimed to be representatives
of various rent reduction sections in Chapei held a meeting
in the Dah Chung Hwa (大中美) Restaurant, No.13 Paoshan Road,
Chapei, between 2 p.m. and 3 p.m. April 4, decided to
notify the sections in the District to defray the expenses
in connection with the carrying out of appeals to the
Shanghai City Government.
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R. W. Mac adie.
Ď. S.
Officer i/c Special Branch.
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Form No. 3 G. 10000-9-33

SHANGHAI MUNICIPAL POLICE.

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E.	REPORT	Date A Pres 4	5 1 103134
Subject (in full) Rent Reduc	tion Movement -	list of rent red	uction
sections organized by the	tenants of various	alleyways in the	Settlement.
Made by D.S. Mac Adie	Forwarded by	Whouned	ea DSI

	Attached herewith is an up to date list of
re	ent reduction sections organized by the tenants of
v a	rious alleyways in the Settlement. This does not
in	clude the Branches of the 1st Special District Citizens'
Fe	deration which are acting as District Offices of the
Re	ent Reduction Committee.
	R.W. Mac adie.
	D. S.
Of	ficer i/c Special Branch.
	File .
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List of Rent Reduction Sections organized by Various Allerways in the Settlement

Name

Chung An Li (均多里) Rent Reduction Section.

Yueh Chung Faung (Rent Reduction Section.

Ching Yu Li 處符別 Rent Reduction Section.

Pao Zeu Li (克利) Rent Reduction Section.

Soe Sung Li (\\mathcal{T} \mathcal{B}\mathcal{B}) Rent Reduction Section.

Yu Tuh (特德), Ching Sing (李宁), Pao An (诗名), and Sing Yu Li (芳存) Joint Rent Reduction.

Sz Zeu Li () Rent Reduction Section.

Tuh An Li (花5号) Rent Reduction Section.

Chuin Yih (均差) and Ching Ziang Li (麦科) (Boundary Road) Rent Reduction Section.

San Zeu Li (3) \overline{A} \overline{z}) Rent Reduction Section.

Zeu Ping Li (新門) Rent Reduction Section.

Pah Foh (和神), Pah Loh (神神), and Pah Zeu (神孝) Li Joint Rent Reduction.

San Sing (三卦) and San Ming (三長)) Faung Joint Rent Reduction Section.

Ling Cheng Faung Rent Reduction Section.

Feng Sung Li (風光) Rent Reduction Section.

Sung Zung Li (广) (Lain 159) Rent Reduction Section.

Office

Wong Foh Kee (21670 Rice Shop, Chekiang Road.

No.3 Yueh Chung Faung, Pakoi Road.

No.326 Ching Yu Li, Chung-king Road.

Lane 107 No.5 Honan Road.

No.5 See Sung Li (Lane 62) Shantung Road.

Lane 514 (Pao An Li) No.31 Haining Road.

No.14 Sz Zeu Li (Lane 449) Seward Road.

No.5 Tuh An Li (Lane 520) North Shanse Road.

No.78 Man Ling Li, Singkiang Road, Chapei.

1127 San Zeu Li, Broadway.

Mo.127 Zeu Ping Li, Ward Road.

Wo.7 Pah Loh Li, Yangchow Road.

Mo.16 San Ming Faung, Yangchow Road.

No.22 Ling Cheng Faung, Lincheng Read.

No.25 Feng Sung Li, Breadway.

Ho.222 Lane 159 Chow Ke Ba Read, Yangtesepoo. Name

Chusan Li (新山智) Rent Reduction Section

Doong Shing Li (同类型) Rent Reduction Section

Lih Tsong Li (美學) Rent Reduction Section.

Pao Wah Li (京學的 Rent Reduction Section.

Way San Li (庭山島) Rent Reduction Section

Fan Sung Li (差势) Rent Reduction Section.

Doong Li(pfs) Rent Reduction Section.

Ng Foh Li (色种的 Rent Reduction Section.

Ming Yuan Faung (Rent Reduction Section.

Ming Tuh Li () Rent Reduction Section.

Jen An Li (小方子) Rent Reduction Section.

Foh Yuen Li (沙學) Rent Reduction Section.

Markham La (表花り Bent Reduction Section

Hung Zeu Faung ()为我) Rent Reduction Section.

Hai Fong Tsung (运货机 Rent Reduction Section.

Pu Yih Li (考益的 Rent Reduction, Section.

Chia Woo Li (\$17 B) Rent Reduction No.46 Hart Road.

Doong Zeu Li (回影) Rent Reduction No.21 Doong Zeu Li, Section.

Office

No.14 Chusan Li. Chusan Road.

No.39 Doong Shing Li, Kwenming Road.

No.50-51 Lin Tsong Li, (Lane 369) Yochow Road.

No.1269 Pao Wah Li. Singkeepang Road.

No.336 Way San Li. Broadway.

No.3 Fan Sung Li (Lane 685), East Seward Road.

\$0.110-113 (Lane 660) Doong Tsung Li, Broadway.

No.17 Ng Foh Li (Lane 635) Tongshan Road.

No.99 Ming Yuan Faung, (Lane 772) Ward Road. Ming Tuh Li No. 384/Chaoufoong Road.

No.16 Jen An Li, Kuling Road.

Lane 519 No.9 Connaught Road.

No.84 Markham Li, Markham Road.

No.58 Hung Zeu Faung, Mapai Road.

No.52 Hai Fong Tsung, 'Haiphong Road.

No.16 Pu Yih Li (Lane 809) Avenue Road.

Chengtu Road.

Name

Yeu Tuh Li (有度型) Rent Reduction Section.

Yeu Tuh Li, Pootoo Road.

San Woo Li () Rent Reduction Section.

No.900 Ferry Road.

Office

Bei Tuh Li (協格) Rent Reduction Section.

No.83 Bei Tuh Li, Sinza Road.

Dah Shing Li (大光) Rent Reduction Section.

No.9 Dah Shing Li, Chengtu Road.

East and West Ziang Shing Li (知為人民) Joint Rent Reduction Section.

No.879 Ziang Shing Li, Tatung Road.

Lien Pao Li (所以) Rent Reduction Section.

No.38 Lien Pao Li, Connaught Road.

Yuen to Li (成為) Rent Reduction Section.

1176 Gordon Road.

San Shing Li (342) Rent Reduction Section.

388 San Shing Li, Connaught Road,

初版 Nan Yao (Lane 337) Rent Reduction Section.

No.76 (Lane 337) Ferry Road. ,,000-1-34

SHANGHAI MUNICIPAL POLICE.

SHARMAI MUNICIPAL POLICE File No. D. RECESTRY.

REPORT

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	Date A	Date	4	1 - 34	13
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	Date April 4 10 34
Subject (in f	ull) Rent Reduc≰tion Movement.
Made by	D.S. Mac Adie Forwarded by Whouncan D.S.
	Some 10 committee members of the Chapei District
	Rent Reduction Association at a meeting held in their office,
_ **	18 Kiaotung Li, Kiaotung Road, Chapei, between 2 p.m. and
	3 p.m. April 2 decided to notify tenants in Chapei to withhold
	commenting from the current month payment of rent to landlords
	but deposit same in banks.
	A compromise has been reached between the tenants
	of the block entitled Hung Meu Li, Boulevard de Montigny.
	The landlords have agreed to reduce from arch, 1934 the rent
	of the houses facing the street occupied by shops by 10%.
	Some 49 persons who claimed to be representatives
	of various local rent reduction sub-offices and sections
	held a joint meeting in the Chinese Chamber of Commerce
	Building, North Soochow Road, between 3 and 4 p.m. April 3
	and decided to appeal within a week to the Shanghai City
	Government at the New Civic Centre as well as the Provisional
	· Advisory Council of the Municipality of Greater Shanghai,
	21 Kiaochow Road, for assistance in connection with the rent
	dispute.
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Fil	Q. W. Mac adia.
offe	D. S.
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SHANGHAI MUNICIPAL POLICE.

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Subject (in full) Rent Reduction Movement

Made by D.S. Mac Adie Forwarded by Wouncam 1559

Two hundred and twenty representatives of local
various public bodies engaged in the rent reduction movement
held a meeting in the Chinese Chamber of Commerce, North
Socchow Road, at 3 p.m. March 30 when the following
resolutions were discussed and passed:
1. That a delegation of sixteen members be appointed to
appeal to the Shanghai City Government at 10 a.m.

March 31 for assistance in the movement, and that should
this appeal bring forth no result, another call be made
at the same organ before April 10.

2. That the Chinese Estate Owners' Association be requested
to give a definite reply to the request for rent reduction.

3. That local property owners be requested to give a definite

- 3. That local property owners be requested to give a definite answer to the request for rent reduction.
- 4. That the scale of rent reduction be adhered to.
- 5. That the National Government be requested to instruct local judicial authorities not to accept any application filed by local landowners in connection with the non-payment of rentals by tenants, pending a settlement of the dispute.
- 6. That the Chinese Bar Association be urged not to accept any cases from landlords in connection with the non-payment of rentals.
- 7. That local journalists be urged to use their good offices in propagating the rent reduction movement.

In compliance with the decision reached at the meeting held on March 30, sixteen representatives of rent reduction movement committeescalled at the Shanghai City Government and interviewed Mr. O.K. Yui, Chief Secretary of the Government. They appealed for assistance in the

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	movement when they were told	that th	ne Shanghai	City Government
	would convene a general meeti	ing of r	epresentati	ves of local
	legal organizations to discus	ss the n	atter, wher	eupon they
	withdrew.			
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<u>.</u>	Officer i/c Special Branch.			,
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SHANGHAI MUNICIPAL POLICE.

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REPORT

SHAZONAL MEMLEPAL POLICE

Subject (in full) Rent Reduction Movement

Made by D. S. Mac Adie Forwarded by Whous

At 4.15 p.m. March 26 five persons who claimed to be delegates of the Rent Reduction Movement Committee organized by various local schools on leased premises appealed to the Shanghai City Government and requested the organ to publish without further delay the rate of reduction in rentals paid by schools they represented in order to enable them to curtail their expenditure. The students alleged that if the rents were reduced they would be required to pay less for their tuition. The callers were promised by a staff employee of the organ due consideration of their request.

Some ten committee members of the Chapei District Rent Reduction Association at a meeting held in their office, No.18 Kizotung Li, Kizotung Road, Chapei, between 3 p.m. and 4 p.m. March 26 decided to convene a general representative meeting of various sections in Chapei, and to carry out an extensive appeal campaign to the Shanghai City Government in the near future.

D.

Officer i/c Special Branch.

SHANGHAI MUNICIPAL POLICE.

S. 1, Special Branch R. R. C. I.Y.

Date	Mar	3No.	D , 3	430	//
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Subject (in full) Rent Reduction Movement

Made by D.S. Mac Adie Forwarded by Whouncan ASS

Some eighty tenants of Lane 159 Chow Ka Ba Road, Yangtszepoo, held a meeting in the office of the rent reduction section of the alleyway at House No.222 between 2.30 p.m. and 4.30 p.m. March 25 and decided to assist the tenants of some ten houses of the Yung Shing Li (Lane 11) Sungpang Road in connection with the rent reduction movement.

The Nantao District Rent Reduction Association was on March 25 removed from No.2 Yung Ching Li, Min Kuo Road, to the Young Men's Lecturing Group Society, 1032 Chung Hwa Road, Small West Gate, City.

> Mar adie. D.

Officer i/c Special Branch.

SHANGHAI MUNICIPAL POLICE.

S. 1, Special Man

HARAI AUENFAL FOLKS FUEL B. B. RECLIRY.

REPORT

Date ME 24, 1 34

	D.S. Mac Adie Forwarded by Wh Dunson DS
de by	D.S. Mac Adle Forwarded by White
	The Settlement District Rent Reduction Association,
	Chinese Chamber of Commerce building, North Socchow Road,
	addressed on march 23 on behalf of the tenants of Jen An Li,
	Kuling Road, a letter to the 1st Special District Court.
Ţ	The document states that the tenants in question have
	deposited their rent in banks pending a settlement of the
	rent reduction movement, and requests the Court not to issue
	distress warrants for which the landlords will sooner or
	later apply to the Authorities.
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	D. S
,	Officer 1/c Special Branch.
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SHANGHAI MUNICIPAL POLICE.

S. 1, Special B

REPORT -

SHARGHAI MUNICIPAL POLICE
POLORIAND B. RECESTRY.

B. ASSERT.

Date 22 1 3 1 3 1

Made by	D.S. Mac Adie Forwarded by Whouncan DF
	Some twenty persons who claimed to be representatives
	of various shops on North Southow Road between North Honan
	Road and North Shanse Road held a meeting in the office of
	the 15th Branch of the 1st Special District Citizens' Federatio
	No.5 Teh An Li, North Shanse Road between 5.30 p.m. and 6.30 p.
•	and decided that the notice of the China Realty Company (the
	landlords) ordering them to vacate their premises be ignored.
	and that lawyers be engaged to settle the dispute through
	legal channels.
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	R. W. Mac adie.
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	Officer i/c Special Branch.
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REPORT

Subject (in f	Date March 21, 1, 34.
Made by	D.S. Mac Adie Forwarded by Whousean DJS
	The Settlement District Rent Reduction Association
	issued on March 20 a circular instructing the tenants of
	various lanes who have organized or are making preparations
	for the formation of rent reduction sections to register
L ,	with the Association not later than March 23. The notice
	also intimates that those organizations which are not on
	the membership list of the Association will not be given
	assistance in connection with rent disputes.
	It is reported that the Association is in dire need
	of funds for its maintenance and will charge the sections
	applying to it for membership a registration fee of \$5.00 each.
	The Haiphong Tsung Alleyway Rent Reduction Section
	with offices at House No.52 in the alleyway, and the 3rd
	Sub-office of the Chapei District Rent Reduction Association,
	No.1 Yung Ziang Li, Tatung Road, Chapei, held meetings in
	their respective offices on March 20 when resolutions of the
	usual order in connection with the movement were passed.:
•	R. W. Man adia.
	D. S.
	Officer i/c Special Branch.
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SHANGHAI MUNICIPAL POLICE.

REPORT

Sl, Special Brakeh Date Marente 20.

Subject (in full) Rent Reduction Movement

Made by D.S. Mac Adie Forwarded by

The tenants of the following alleyways have each formed a rent reduction section :-

Lane 159 Chow Ka Ba Road with offices at No.222 in the alleyway.

Lane 772 Ward Road with offices at House No.99 in the alleyway.

Ting Nyih Li (株ま里), Jessfield Road.

On March 17 the tenants and the landlords of the Tao Teh Li, Avenue Foch, French Concession, came to an agreement in settling the rent dispute. The rent will be reduced by \$5.00 per house per month.

In connection with the suit filed by the China Realty Company against the tenants of 516 and 552 North Soochow Road, the Ching Chong Iron Shop and the Lih Chong Metal Shop, for refusing to remove from their premises when their lease expired on March 1, 1934 (Vide Report on subject dated 16/3/34), the 15th Sub-Office of the Settlement District Rent Reduction Association, No.5 Tuh An Li, North Shanse Road, and the Tuh An Li Section at the same address have issued a joint manifesto in support of the above two shops. manifesto apart from denouncing the steps taken by the concern. against the shops as being cruel measures of oppression solicits assistance from the public to compel the landlords to abandon their decision.

officer i/c Special Branch.

SHANGHAI MUNICIPAL POLICE.

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S. 1, Special Branch & S. B. RECUT: Y. Date

REPORT

Subject (in full) Rent Reduction Movement

Made by D.S. Mac Adie Forwarded by Wouncass

Some twenty committee members of the Settlement District Rent Reduction Association at a meeting held in their office in the Chinese Chamber of Commerce building, North Soochow Road, between 3 p.m. and 3.45 p.m. passed the following resolutions :-

- 1. That assistance be rendered to the tenants of the Tung Hai Li (道油里), Tungchow Road, the water supply to which alleyway has been disconnected since December 19, 1933 (Vide I.R. 29/12/33), in inducing the landlords to have the water supply re-connected forthwith.
- 2. That efforts be made to prohibit the San Ming Faung and Sin Yangchow Road Ming Faung Temants Self Control Committee/from functioning on the ground that the body encreaches on the authority of the San Ming Faung and Sin Ming Faung Rent Reduction Section.
- 3. That a letter be addressed to the estate owners urging them to comply with the measures stipulated by the Shanghai Municipality Rent Reduction Committee.
- 4. That further appeals be made to the Mational Government and the Central Kuomintang with a view to asking them to order a general reduction in house rent.
- 5. That the Chinese Authorities be requested to prohibit calculation of rent according to the lunar calendar.

The meeting was presided by Chen Kiu Feng (起起事), a committee member of the 1st Special District Citizens' Federation.

Under the auspices of the 6th Sub-Office of the Settlement District Rent Reduction Association, fifty tenants of the Sz Zeu Li (時春里) (Iane 449) East Seward Road, held an urgent meeting in the above organ at House No.14 in the same alleyway between 8 p.m. and 9.30 p.m. March 15 and discussed the circular

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Subjec	t (in full)	 			
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Made	<i>by</i>	Forwarded	<i>by</i>		

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notice from the Shanghai Water Works Company asking them to sign a contract for supply of water and pay a deposit.

The following resolutions were passed :-

- 1. That the notice be ignored.
- 2. That in the event of the water supply being disconnected in consequence of non-compliance with the above circular, the tenants be urged to obtain water from those who have paid their deposit to the Shanghai Water Works Company.

 (It is reported that several tenants of this alley have

already signed a contract with the Water Works Company.)

The landlords (The China Realty Company) have filed a suit with the Court against the tenants of 516 and 552

North Soochow Road, the Ching Chong Iron Shop and the Lih

Chang Metal Shop, for refusing to remove from the premises

when their lease expired on March 1, 1934. These two shops
have requested the 15th Sub-Office of the Settlement District

Rent Reduction Association to convene a general meeting of
residents in the District to discuss the matter and are
prepared to put forth during the meeting a resolution that the
whole body of the tenants of the Tuh Ma Ii (Iane 520) North

Shanse Road, which is also the property of the same concern,
should withold payment of rent if the landlords insist on the
removal of the shops.

The tenants of the Zoong Nyih Li (元文), North
Szechuen Road, O.O.L. have formed a rent reduction section
and are agitating for a reduction of 30% in rent.

K. W. Hlee adie

D. S.

Officer i/c Special Branch.

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SHANGHAI MUNICIPAL POLICE.

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Subject (in full) Rent Reduction Movement.

Made by D. S. Mac Adie Forwarded by Who wincom

The tenants of the Feng Sung Li (),

Muirhead Road and those of the Hai Fong Tsung (),

Haiphong Road, have each formed a rent reduction section

with offices in House No.25 and House No.52 in their

respective alleyways.

The whole body of the committee members of the Settlement District Rent Reduction Association will hold a meeting in their office in the Chinese Chamber of Commerce building, North Soochow Road, at 2 p.m. March 15.

The tenants of the Sz Zeu Li (1962) (Lane 449)

East Seward Road, received on March 10 a circular notice

from the Shanghai Water Works Company, asking them to

call at the office of the concern to sign a contract

for the supply of water and to pay a deposit, the

water charges of these houses being formerly included

in the house rent. As a consequence the tenants

have decided to adopt the following measures:-

FILE Copins and to Del Dos 1. That the landlords be requested to negotiate with
the Shanghai Water Works Company for the cancellation
of the above decision, and that they be informed at
the same time that the tenants will hold them responsible
for losses incurred as a result of the disconnection
of water supply on account of their failing to
compromise with the Shanghai Water Works Company.

2. That commencing from March, 1934, the rentals be paid

2. That commencing from March, 1934, the rentals be paid at reduced rates and that should the landlords refuse to accept them, the amount be deposited in banks.

R.W. Was adie.

Officer i/c Special Branch.

SHANGHAI MUNICIPAL POLICE.

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S.l, Special

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REPORT

Subject (in full) Rent Reduction Movement

Made by D.S. Mac Adie Forwarded by Whouncan

The Lodging House Cwners' Association, No.224 Woo Loh Faung, Foochow Road, addressed on March 11 a letter to the Estate Owners' Association asking the landlords to reduce the rent of premises occupied by lodging houses in order to enable people in the latter trade to maintain their business.

Some thirty persons claiming to be representatives of the tenants of the Lincheng Faung (胜青坊) (Lane 126) Lincheng Road, held a meeting in the Lincheng Primary School, House No. 22 of the same alleyway and formally inaugurated a rent reduction section with an office established in the above school. At the conclusion of the meeting, Zung Kiu Feng, a member of the 1st Special District Citizens' Federation, who was sent by the Federation to supervise the formation of the section, addressed the attendance stating that the members of the Hsu Ngoeh Wing Case Support Committee against whom summonses were issued on suspicion of being concerned in interference in the lawful discharge of public function, were all enthusiastic elements in the local "people's movement". He urged the attendance to support these committee members and to attend the 1st Special District Court in the afternoon of March 14 when the next hearing of the case will take place.

Thirteen members of the Zung Yang Li Rent Reduction

Section organized by the tenants of the above alley, Rue du

Marche, held a meeting in the office of the 5th Branch of the

2nd Special District Citizens' Federation, No.284 Rue Capitaine

Eabier, and passed the following resolutions:-

1. That the stipulation of the landlords of the Zung Yang Li
Alleyway to reduce the rent of the houses facing the street
by \$3.00 and that of premises in the alleyway by \$1.50 per

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-	month be accepted provided that the reduction be affected
1	commencing from January, 1934.
	2. That the landlords be informed that the above agreement
	is only valid for the time being and that they (the landlor
ŀ	and the tenants) should both abide by the general terms, if
-	there be any in future, in settlement of the local rent
ŕ	reduction movement.
	The tenants of the Zu An Faung (死安切), Shiang
-	San Road, Chapei, formally inaugurated a rent reduction section
-	on March 12 with an office established in House No.5 of the
	above alleyway.
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Cul	E.W. Mac adie.
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	Officer i/c Special Branch.
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SHARSHAI MUNICIPAL POLICE

S.1, Special Branch

REPORT

Subject (in full) Rent Reduction Movement

Made by D.S. Mac Adie Forwarded by le Deen

As a protest against the decision of the landlords to increase the rent by about 100%, the tenants of the Zeu Ping Li Alleyway, Ward Road, who have a rent reduction section of their own, filed a suit with the Shanghai 1st Special District Court. The suit was heard on March 10 when the Court dismissed the case and ordered the tenants to pay the costs of both sides.

Some eighty members of the 17th and 28th Branches of the 1st Special District Citizens' Federation, with offices at No. 290 Zung Ts Li, North Szechuen Road, and No. 875 Tuh Shing Li, Boone Road, respectively, held a meeting in the Yuen Chi Benevolent Society, No.812 North Szechuen Road, between 3 p.m. and 4.30 p.m. March 11. Wong Chien Ngoh (王原] 言), a member of the 17th Branch, who presided, made a report on the case of one Wu Yung An (美水安) collecting funds from shops and tenants in the district without the authority of the body. Discussions in connection with rent reduction movement were made and it was decided that the 17th and 18th Branches organize a joint Sub-Office to accelerate the movement.

Some 48 Chinese who claimed to represent an equal number of public bodies including the Soy Shop Omners'. Association, and the Hire Car Chauffeurs' Union, held a meeting in the office of the first mentioned organization, No. 248 Miao Heu Yuan Road, City, between 2.30 p.m. and 4 p.m. March 11 and formally inaugurated the "Nantao District Rent Reduction Association*.

Some 100 persons claiming to be representatives of the residents on Jukong and Paoshan Roads, Chapei, held a

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	meeting in the office of the Char	pei District Rent Reduction
	Association, No.18 Chiaotung Li,	Chiaotung Road, Chapei, on
• _	March 11 and decided to notify th	ne tenants of various
· · · -	alleyways in the above two thorou	nghfares to organize rent
-	reduction sections without delay.	
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-	,	R. W. Mac adie.
٠		D. S.
-	Officer i/c Special Branch.	
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S. 1, Special Branch

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REPORT

Subject (in full) Rent Reduction Movement

Made by D.S. Mac Adie Forwarded by Whouseau.

The 17th Branch of the 1st Special District Citizens' Federation, No. 290 Zung Ts Li (仁智里), North Szechuen Road, which is acting as the 17th Sub-Office of the Settlement District Rent Reduction Association will convene a general representative meeting of tenants in the District in the Zung Chi (仁 海) Benevolent Society, No.812 North Szechuen Road, for 2 p.m. March 11.

Eleven persons who claimed to be representatives of various sub-offices of the Settlement District Rent Reduction Association held a meeting in the Chinese Chamber of Commerce muilding, North Scochow Road, between 2.30 p.m. and 3.30 p.m. March 9 and passed the following resolutions :-

- 1. That the Judicial Authorities be requested to punish Wu Yung Nien (吴水年), a member of the 17th Branch of the let Special District Citizens' Federation, for callecting fees from residents in West Hongkew District without the authority of the above Branch.
- 2. That with a view to accelerating the rent reduction movement, energetic efforts be made to enlist members as well as to form as many sections as possible.

The tenants of Lih Tsong Li (这中 笔) (Lane 369), Yochow Road, and those of Foh Yuen Li (治学) (Lane 519) Connaught Road have each formed a rent reduction section with offices established in House Nos. 50-51 Lih Tsong Li and House No. 9 Foh Yuen Li respectively.

R.W. Mar adie.

Deputy Commissioner

Special Branch.

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Form No. 3 G. 10000-9-33

SHANGHAI MUNICIPAL POLICE.

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E.	REPORT South
	Date 1 1 1 9 34.2
Subject (in	full) Tenants on Tientsin Road distrained for non-payment
••••	of rent.
Made by	D. S. Mac Adie Forwarded by Whouncan DSS
	In consequence of a suit filed by the landlords,
	distress warrants were served on March 8 on 22 houses
	(Lane 381 Houses Nos. 383 - 403, odd numbers only, and
	Lane 405 Houses Nos. 4 - 24, even numbers only) on Tientsin
, •	Road for arrears of rent ranging from six months to a year.
	The seals were, however, removed at 3.15 p.m. March 9 after
	the tenants had each paid three months rent into the Court.
	It is reported that these tenants witheld
	payment of rent to protest against a decision of the
	landlords to demolish the above houses.
	R. W. Mac adie
•	D. S.
	Deputy Commissioner Cohies
	Special Branch.
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SHANGHAI MUNICIPAL POLICE.

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Subject (in full) Rent Reduction Movement.

Made by D. S. Mac Adie Forwarded by Whousea

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Some 30 members of the 32nd Branch of the 1st Special District Citizens' Federation held a meeting in their office, No.245 Hah Shing Li (冷果里), Alabaster Road, between 4.30 p.m. and 6 p.m. March 7 and passed the following resolutions:-

- 1. That a "32nd Sub-Office of the Settlement District Rent Reduction Association" be formed with an office at No.7 (Lane 222) North Thibet Road.
- 2. That investigation be made into the fact that some unauthorized persons have collected membership fees from shops which are members of the 32nd Branch of 1st Special District Citizens' Federation.

Some 10 persons who claimed to be representatives of the residents in East and South Gates, City, met in No.12 Hu Zung Miao Ka, City, and decided to inaugurate an "East and South Gates Rent Reduction Association" on March 12. It was also decided that tenants in the vicinity of the above Gates be urged to join the body.

10 committee members of the Chapei District Rent Reduction Association at a meeting held in their office, No.18 Chiaotung Li, Chiaotung Road, Chapei, at 2 p.m. the same day resolved to prepare large cloth posters bearing slogans in connection with the movement for exhibition on various thoroughfares in the District. They also decided not to render assistance to tenants in connection with disputes arising from rent question unless the latter are members of the body.

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commissioner Special Branch.

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Subject (in full) Rent Reduction Movement

SHANGHAI MUNICIPAL POLICE.

S. l. Special

Date....

	SHAPENAI MODERNIAL FOLISE C. E. S. E. REGISTRY.
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REPORT

Made	bу	D.S.	Mac Adie	- 0 -	19

The 11th Branch of the 1st Special District Citizens! Federation, Lane 107 No.5 Canton Road, which is acting as a Sub-Office of the Settlement Rent Reduction Association addressed on March 6 a letter to Mayor Wu Tieh-chen asking him to give his opinion in connection with the local rent reduction movement.

Some thirty members of the 31st Sub-Office of the Settlement District Rent Reduction Association, No.864 Haining Road, held a meeting in the Hung Shing Leu (海馬格) Restaurant, No. 479 Elgin Road. between 8 p.m. and 9 p.m. March 6 and decided to distribute blank forms of rent investigation to tenants in Elgin, Cunningham and North Shanse Roads. It was also resolved that three representatives be assigned to assist the tenants of Chuin Yih Li (构) 复多 Boundary Road, Chine Ziang Li (受洋星), Boundary Road, Foh Zeu Li (指壽里), Haining Road, and Kao Zeu Li (高壽里), Elgin Road, in making arrangements for the formation of rent reduction sections of the above alleyways.

The tenants in Kung Woo Sin Road, Chapei, have formed a rent reduction section with an office at No.223 on the thoroughfare in question.

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Deputy Commissioner

Special Branch.

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POLITE POLICE C. S. B. R. G.

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6th

March.

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The Secretary,

Building Permit - Request that landlords be refused Or. Shanhaikwan & Tatung Rds. - Cads. 968,970 Western Letter from Shanghai First Special District Citizens' Federation of SErd ult. (Ref. E 12/2)

with reference to the above letter, an application has been received from the Denis Land Investment Co., Ltd., for a permit to erect bamboo fences and demolish the Chinese houses on Cads. 968 and 970 Western District, which is the site referred to in the above letter.

The Secretary of this company states that the application is bena fide, and that it is intended to desclish and rebuild as soon as the houses are vacated. He states also that the plans for rebuilding are in course of preparation.

Under these circumstances I have issued the permit for demolition as applied for, and suggest that a reply be addressed to the Citisens' Federation on similar lines to those which you have sent on previous occasions to requests of a like mature.

Softer Day By

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Cresissiener of Public Works.

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SHANGHAI MUNICIPAL POLICE.

S. l. Special

Felen S. B. REGISTEY. 3482

REPORT

Subject	(in	full	Rent	Reduction	Movement

Made by D.S. Mac Adie Forwarded by Whouncan

Some seventy tenants of the Sz Zeu Li Alleyway. East Seward Road, held a meeting between 5 p.m. and 7 p.m. March 5 in the 6th Sub-Office of the Settlement District Rent Reduction Association, House No.14 in the same alleyway. and formally inaugurated a rent reduction section.

The Pao Wah Li Tenants Association, 1269 Pao Wah Li Alleyway, Singkeepang Road, has been reorganized into a rent reduction section. The tenants in this alleyway are at present agitating for the cancellation of the order issued by the landlord instructing them to vacate their premises before the end of this month in order that the block may be demolished.

Some ten committee members of the Chapei District Rent Reduction Association at a meeting held in their office, No.18 Chiaotung Li, Chiaotung Road, Chapei, between 3 p.m. and 5 p.m. March 5 decided to establish connections with the Rent Reduction Committee organized by various local schools an leased premises and to assign two of the attendance to prepare 30,000 copies of pamphlets in connection with the movement for distribution among the tenants in the District.

R. W. Max adie.

Deputy Commissioner

Special Branch

March 3, 1934.

3. 3. 3. Morning Translation.

e e. R. REGISTAY

Chen Pao and other local newspapers:

RENT REDUCTION MOVEMENT.

The Rent Reduction Movement Committee organized by various Chinese schools of all grades in Shanghai issued the following manifesto on March 2:-

"Due to world economic depression and bankruptcy in the farming districts of China, the industrial and commercial circles in this locality are facing ruin. However rentals of houses increase day by day despite trade depression, and the most part of the income of the people goes towards the payment of the rentals. The movement of rent reduction has met with strong support

from the public.

"Local school authorities cannot pay high rentals and China's culture will suffer in consequence. Ninety per cent of the premises of local schools are leased and the annual rentals amount to thousands of dollars. In view of this, we have inaugurated the "Rent Reduction Movement Committee of Various Schools in Shanghai" to assist Chinese education. We have taken an oath to do our best in the struggle and will not rest until our object is attained. People of all circles and families of students should render us support."

The tenants in Dah Faung Li (大万里), Chengtu Road, sent the following letter to the Rent Reduction

Committee yesterday:

"Disregarding trade depression, the Dah Faung
Company (大方方方) has increased the monthly rentals by
\$12. Furthermore, the Company has filed a charge against the tenants in the Court with the intention of compelling us to remove and confiscating our key money equivalent to six months rent. We are prepared to take action against the Company and request your Committee to support us.

The tenants in Tuh Yuin Li (), Zia Zee Road and Zang An Faung (), Cho Meng Road, Nantao, yesterday formed Branches of the Nantao Branch of the Reduction Committee Rent Reduction Committee.

A Branch in the Eastern District of the Rent Reduction Committee was organized yesterday.

The Rent Reduction Committee publishes the following notice in the advertisement columns of the "China Evening News" and other local newspapers:

All tenants should pay rents in accordance with the following measures approved at a meeting of representatives

of various public organizations:
I) Reduction to be enforced from January 1934. 2) Should landlords refuse to accept the reduced rents, the sums are to be deposited in banks.

3) Temants who have owed rents for the last year should clear off the arrears instalments within a period of one year. 4) Tenants and sub-tenants are to be accorded equal treatment in rent reduction.

5) Scales of reduction:reduction on rental for houses built before 1924. 20% 1925 to 1927. 30% 1928 to 1930. 40% between 1931 and 1933,

SHANGHAI MUNICIPAL POLICE.

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March 5	-34	

REPORT

					Date. Mar off	1920	1
Subject	(in full)	Rent	Reduction	Movement.			
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Made by D.S. Mac Adie Forwarded by Whouncan Do

Nine members of the 20th Sub-Office of the
Shanghai Rent Reduction Committee held a meeting in
their office, No.506 Foh Ziang Li, Foochow Road, on
March 3 and decided to instruct tenants of various lanes
in the district to organize rent reduction sections with
a view to accelerating the movement.

At noon March 4 seventeen members of the 33rd Sub-Office, No.26 Lien Chi Faung (A), Kwangsi Road, met in Yuen Ping Leu (K), Restaurant, 215 Hupen Road, and passed in addition to the above decision, a resolution to distribute blank forms of rent investigation to residents in the District.

The tenants of the Pao Zeu Li (海海里) Alleyway, Canton Road, have formed a rent reduction section with an office at Lane 107 No.5 Honan Road and have decided to request the landlords to reduce the rent by 20% of the present rate.

Some 120 persons who claimed to be residents of the Markham Li, Markham Road, held a meeting between 2.30 p.m. and 3.30 p.m. March 4 in Hau's Garden, 168

Connaught Road, and formally inaugurated the Markham

Li Rent Reduction Section. The following resolutions

were discussed and passed:-

- 1. That the rent be paid at 80% of the present rate.
- 2. That the tenants be instructed not to pay the \$2.00 per month extra demanded by the landlords as water charges. (The water charges were formerly included in the house rent.)
- 3. That the tenants be notified pending a settlement of

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. 33000-1-34	SHANGHAI MUNICIPAL POLICE.				
₹	REPORT Station,				
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	the dispute, to deposit house rents in banks.				
	4. That an office be established in House No. 84 of the alleyway.				
	This Section issued a circular on March 2. The document				
	states that despite their decision to collect \$2.00 extra				
L.	monthly for water charges being disapproved by the Court in				
	August, 1933, the landlords have demanded payment of this sum				
	from the tenants, and on the latter refusing to comply with				
	their request, the water supply was cut off. It also				
	informs the tenants that a suit will be filed with the Court in connection with the matter.				
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	R. W. May adie.				
	Deputy Commissioner				
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S.1, Special

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REPORT

Subject (in full) Rent Reduction Movement	Subject	(in	full	Rent	Reduction	Movement
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Made by D.S. Mac Adie Forwarded by Whouncan DJ9

Forty persons who claimed to be representatives of residents in Tiendong Road, North Szechuen Road, and Wogsung Road, held a meeting under the auspices of the 17th Branch of the 1st Special District Citizens' Federation, at No.290 Zymg Ts Li Y 在希里), North Szechuen Road, between 5.30 p.m. and 7 p.m. March 2 and decided to notify the residents in the district to organize rent reduction sections and accelerate the movement in accordance with the measures scheduled by the Shanghai Municipality Rent Reduction Committee. attendance will hold a further meeting in connection with the movement in the afternoon of March 3.

At 2 p.m. seventy tenants of the Chia Woo Li (盖本里), Hart Road, met in the Hupeh Fellow Countrymen's Association, 46 Hart Road, and formally inaugurated the Chia Woo Li Rent Reduction Section.

Between 4.30 p.m. and 5.20 p.m. March 2, thirty members of the Heng Meu Li Section, 17 Rue Wagner, held a meeting in their office. Wu Kai Sen, a lawyer, made a report to the effect that as a result of negotiation carried out with the landlords of the block entitled Heng Meu Li, the latter had agreed to reduce the rent by 10%. Discussions were made and it was resolved that further efforts be made to induce the landlords to yield to the demand of the tenants that the rent be paid at 85% of the present rate. -

The residents of the Ping Kiang Li Alleyway, Rue Capitaine Rabier inaugurated a rent reduction section on March 2. The office of the body is established in House No.1 of the alleyway which is occupied by the Chueh Zu (新七) R. W. Mac adie Primary School.

Deputy Commissioner Special Branch.

SHANGHAI MUNICIPAL POLICE.

S.1, Special

SEARBACH MUSICIPAL POP Eile S. B. REGI

REPORT

Subject (in full) Rent Reduction Movement

Made by D.S. Mac Adie Forwarded by Whousean DFD

The Shanghai Municipality Rent Reduction Committee, Chinese Chamber of Commerce building, North Soochow Road, addressed on March 1 a letter to the Estate Owners' Association, 270 Peking Road, urging the landlords to voluntarily reduce the house rent in accordance with the scale drawn up by the Committee with a view to relieving the people from their straitened circumstances and placing society on a sound basis.

Some thirty members of the 4th Branch of the 1st Special District Citizens' Federation which is acting as a sub-office of the Settlement Rent Reduction Association held a meeting in their office, 1260 Ferry Road, between 4.30 p.m. and 5.30 p.m. March 1 and decided to instruct various sections in the District not to conduct negotiations with the landlords direct but through the Sub-Office. It was also decided to notify the tenants to observe the measures devised by the Shanghai Municipality Rent Reduction Committee especially the two, (a) rent to be paid at reduced rate with effect from January, 1934 and (b) rents for 1933 in arrears to be refunded in instalments payable within one year.

In consequence of non-payment of water charges (\$2.00 per house per month) for the last two months by the tenants of three houses of the Markham Li, Markham Road, the landlords of the premises disconnected on March 1 the water supply to the three houses in question. Seven members of the Markham Li Rent Reduction Section held a meeting between noon and 1 p.m. in House No. 204 of the alleyway and decided to instruct the whole body of the tenants to refrain from paying water charges which, they alleged, were formerly included in the house rent. During the proceedings, copies of a pamphlet

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G. 35000-1-34	SHANGHAI MUNICIPAL POLICE.
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	purporting to emanate from the Section and carrying the
	instruction contained in the above decision were distributed
	among the attendance.
	The landlords of the 50 new houses of the block
	entitled Tseu San Li (舟山里), Chusan Road, have
	voluntarily reduced the house rent (ranging from \$30.to \$45
	per month) by 10% with effect from February, 1934, while the
	tenants of the 54 old houses in the same alleyway which are
	owned by another landlord ceased paying house rent from
	January as a protest against the decision of the landlord to
	instal water meters. The water charges of these 54 houses
	have been previously included in the house rent.
	R. W. Mar adie
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•	Deputy Commissioner
	Special Branch.
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SHANGHAI MUNICIPAL POLICE

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Some fifteen members of the Chapei District Rent Reduction Association held a meeting in their office, No.18 Kiactung Li, Kiactung Road, between 2 p.m. and 3.30 p.m. February 28 and passed the following resolutions :-1. That when landlords refuse to accept the rent at a reduced rate, the residents concerned be instructed to deposit their house rent in the Shanghai Commercial and Savings Bank. 2. That the drive for members be concluded on April 20. 3. That the Shanghai Municipality Rent Reduction Committee be asked to send more propaganda matter for exhibition. R W Man adie D. s. Deputy Commissioner Special Branch.

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SHANGHAI MUNICIPAL POLICE.

FIRE NOS. B. RECLARA

S.1, Special Branch

REPORT

Date February 28, 1934.

Subject (in full) Rent Reduction Movement

Made by D.S. Mac Adie Forwarded by Whouncan

Whouncan Dos

A pamphlet entitled "Advice to the Masons and Carpenters' Union" was recently issued by various local bodies headed by the 1st Special District Citizens' Federation. The document apart from explaining that the aim of the rent reduction movement is to restore trade and to better the livelihood of the people, advises local masons and carpenters to support, instead of opposing, the movement, as they will also benefit by reductions in rent. It also urges the masons and carpenters to lodge a protest with the Estate Owners' Association against its decision to cancel all existing building contracts.

Some fifteen persons who claimed to be representatives of the tenants of the Soeh Sung Li () (Lane 62)

Shantung Road, held a meeting in House No.5 of the alleyway at 2 p.m. February 27 and formally inaugurated a rent

reduction section, Liu Zoong Ying (), representing the Settlement District Rent Reduction Association being also bresent at the ceremony. It was decided that the landlord of the lane be requested to reduce the rent by 10%.

Nine committee members of the 4th Branch of the 2nd

Special District Citizens' Federation, which is acting as
a Sub-Office of the French Concession Rent Reduction

Association, held a meeting in their office, 132 Rue Eugene

Bard between 8 p.m. and 9 p.m. February 27 and decided to
request the above Association to prepare posters advocating
rent reduction for exhibition in the district.

Cohun 20(Day) 2003

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O. i/c Sp. Br.

Deputy Commissioner Feb. 2 / 1934 Special Branch. R.W. Mac adie

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SHANGHAI MUNICIPAL POLICE

S.1, Special.

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REPORT

Subject (in full) Rent Reduction Movement

Made by D.S. Mac Adie Forwarded by Whouncan

Twenty members of the Hung Zeu Faung Rent Reduction Section at a meeting held in their office, No.58 Hung Zeu Faung, Mapei Road, between 9 p.m. and 11 p.m. February 26 decided to address a letter to the landlord asking the latter to voluntarily reduce the house rent as a measure to relieve the residents from their present straitened circumstances. It was also decided to appoint three of the attendance to serve as treasurers of the body.

Some ten persons who claimed to be residents of the Ng Foh Li (Lane 921), Tonquin Road, Ying Sih Li (Lane 929), Tonquin Road, Kong Ning Li (Lane 272), Macao Road and Tai Lai Faung (Lane 1335) Gordon Road, held a joint meeting in No.10 Ying Sih Li, Tonquin Road, between 2.30 p.m. and 4 p.m. February 26 and decided to make arrangements for the inauguration. of a joint rent reduction section of the above four alleyways.

. Thirty tenants of Teh An Li (Lane 520) North Shansi Road held a meeting in the office of the 15th Branch Association of the 1st Special District Citizens' Federation, House No.5 in the same lane, between 5.30 p.m. and 7 p.m. and passed the following resolutions :-

- 1. That a "Teh An Li Rent Reduction Section" be formed, in accordance with the regulations scheduled by the Shanghai Municipality Rent Reduction Committee.
- 2. That the decision of the landlord to increase the water charges from \$2.00 to \$6.00 per month be opposed.
- 3. That should the landlord order the tenants to vacate their premises for not complying with his decision, and take legal proceedings against them in consequence of their ignoring the order to remove, the whole body of the

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tenants be urged to cooperate with each other and struggle with an undaunted spirit in the dispute.

4. That the tenants be informed that persons who break the

rent reduction movement will be regarded by the whole

body of the residents as their 'enemy'.

The Rent Reduction Committee of Schools on leased premises organized under the auspices of the Education

Association, Dah Chih Road, Nantao, addressed on February 26

a letter to the Estate Owners' Association requesting the landlords to voluntarily reduce the rent of the houses leased to schools with a view to enabling the latter to set aside the amount of reduction for the development of education.

A letter dated February 23 was addressed to the S.M.C. by the 1st Special District Citizens' Federation requesting that no building permit be issued to the landlords of Ziang Shing Li (), Shanhaikwan Road, near Tatung Road, who are urging the tenants to vacate the premises in order to reconstruct them, and that police be sent to protect the tenants.

Nineteen members of the 2nd Special District

(French Concession) Rent Reduction Movement Committee held

a meeting in their office, 434 Rue Auguste Boppe, between

5 p.m. and 6 p.m. February 26, and passed the following

resolutions:-

1. That request of the Si Zung Li (Rue Brenier de Montmorand)

Branch for assistance in the matter of opposing the

stipulation of the landlord that tenants must take out

a lease for their houses, be shelved pending investigation.

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- 2. That the request of the 3rd District Branch of the 2nd Special District Citizens' Federation to suppress the Tac Teh Li (Avenue Foch) Branch for disobeying the instructions of the 3rd District Branch be referred to the Executive Committee for decision.
- 3. That the landlord of the Sing Nyi Faung (),
 Rue Bourgeat, be warned against increasing the rent of
 the houses in the alleyway.

The Tao Teh Li Tenants' Rent Reduction Representative Group, 36 Avenue Foch, French Concession, issued a circular to the tenants of the Tao Teh Li, Avenue Foch, on February 26.

The pumphlet which is headed "Urgent Notification No.1" and dated February 25 denounces the landlord of the alleyway for attempting to levy distraint on four of the houses. It urges the tenants not to listen to the threatening words of the rent collectors and to continue to deposit their rent in the Kuo Ewa Bank (PARCE). The document also informs the tenants that a suit against the landlord has been filed in the 2nd Special District Court and asks the tenants to wait patiently for a legal settlement of the dispute.

Some 20 committee members of the Shanghai Northern
District Rent Reduction Association held a meeting in their
office, 18 Kiaotung Li, Kiaotung Road, Chapei, between 3 p.m.
and 5 p.m. February 26 when the following resolutions were
discussed and passed :-

- 1. That the organization be hereafter known as the Chapei District Rent Reduction Association.
- 2. That the body support the measures laid down by the

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	(Shanghai Municipality Rent Redu	
		Chamber of Commerce in the matt	ter of reduction in rent.
		3. That efforts be made to insesti	igate rent conditions in
		Chapei and to organize branches	s of the Association.
		4. That the Shanghai Municipality	Rent Reduction Committee
		be requested to warn Chow Zung-	
4	Ť	Zau Shen-ching (4p 11) 40p), con	mmittee members of the
		Shanghai Municipality Masons ar	
		Union, 8 Si Teh Li, Ming Lih Ro	oad, Chapei, who are
		being made the tools of the Es	tate Owners Association
		in opposing the local rent reduc	
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S. 1, Special

SEARGEST POSICIONAL PELICE TELLAS, B. REGISTAY

REPORT

Subject (in full) Rent Reduction Movement

Made by D.S. Mac Adie Forwarded by Whouncan

Seventeen members of the 7th District Branch of the 1st Special District Citizens' Federation held a meeting in their office at 4 Pah Loh Faung, Broadway, between 5 p.m. and 7.30 p.m. February 24 and passed the following resolutions:-1. That efforts be made to organize a branch of the Shanghai Municipality Rent Reduction Committee. 2. That the citizens in the district be notified to comply with the regulations laid down by the Shanghai Municipality Rent Reduction Committee in connection with reduction in rent with effect from January 1, 1934. 3. That the citizens in the district be notified to call at the District Branch Office and fill in a rent reduction investigation form. 4. That the request of the residents of Wayside Li, Wayside Road, in the matter of their landlord suing them for non-payment of rent be shelved pending investigation. Some eighty members of the Hung Zeu Faung Rent Reduction Section held a meeting in their office, Tseng Hwa Primary School, 58 Hung Zeu Faung, Mapei Road, between 3.30 p.m. and 6.30 p.m. February 25 and passed the following resolutions :-1. That the Section register with the Shanghai Municipality

Rent Reduction Committee and ask the latter to give

instructions as to the course of action in connection

with the movement.

2. That representatives be assigned to collect commencing from March 1, 1934, \$1.00 from the tenants of each house in the alley to defray the expenses for the maintenance of the section.

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3. That the landlords of the houses of the alley be requested to reduce the rent of a single fronted dwelling house from \$36 to \$26 and that of a double fronted one from \$100 to \$70.

It is reported that the tenants of the houses in question were each given by the landlords on payment of rent in addition to a genuine receipt (\$36 for a single fronted dwelling house and \$100 for a double fronted one), another receipt showing a false amount of rent (\$26 for a single fronted dwelling house and \$70 for a double fronted one) as a means to enable them to evade paying the necessary amount of Municipal rates to the Council. The rent collecting agent of these houses is Probst, Hanbury Ltd. 21 Jinkee Road.

The residents of the 56 houses of the Yeu Tuh Li (有德里), Pootoo Road, have organized a preparatory committee to make arrangements for the formation of a rent reduction section.

Joint Rent Reduction Section who are residents of these two alleyways held a meeting in No.16 San Ming Faung, Yangchow Road, between 2 p.m. and 3 p.m. February 25 and decided to urge the tenants of each house to subscribe 1% of their monthly house rent for the maintenance of the body.

The residents of the Markham Lee Alleyway (Lane 397)
Markham Road, have organized a rent reduction section and
have applied to the Shanghai Municipality Rent Reduction
Committee for membership.

The Si Zung Li Section, Si Zung Li (五成里

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	Rue Brenier de Montmorand, issued on February 25 a circular
	opposing the oppression brought to bear upon the tenants
1	of the alley in question. The document apart from censuring
	the landlord for his cruel measures in levying distraint
	upon the tenants of thirteen houses in the alley on-
	February 19 for non-payment of rent, requests the public
1	to uphold justice with a view to safeguarding the peace
	and order of society.
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}-	Officer i/c Special Branch.
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· f	Commr. of Police.
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POLICE PO

COPY

Translation of letter be Segretary Trom Shanghai First Special District Citizens Federation.

Dated 23rd February, 1934.

Building Permit: Request that landlords be refused.

We have received the following letter from the 9th Branch of this

"The temants of Ziang Haing Li, junction of Tatung Road and Shanhaikwan Road, who are members of the Citizens' Federation, inform us that on the 22nd instant the Rent Office of the Hung Meu Company, 45 Peking Road issued a notice requiring them to vacate the premises before lat March. Such pressure is likely to precipitate a serious situation. The landlords, under the pretext of rebuilding are forcing temants to quit as a countermove to the "rent reduction" agitation. The Federation is asked to take steps in against the oppression of temants by the landlords so that the temants may live in peace. Prompt action is desired."

At the 3rd Masting of the Executive Committee of the Citizens' Federation, it was decided to address the Council on the subject, and to request that no building permit be issued to the landlords concerned; also that police be sent to pretect the tenants. The Council is asked to grant the request in the interest of peace and good order.

(Chopped) Shanghai First Special District Citizens' Federation.

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SHANGHAI MUNICIPAL POLICE

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REPORT

Subject (in full) Rent Reduction movement

Made by D.S. Mac Adie Forwarded by

building, North Soochow Road, between 3 p.m. and 4.30 p.m. February 22, passed the following resolutions :-1. That the tenants pay their rent in accordance with the scale decided by the Committee with effect from January 1, 1934, and that they may deposit their rentals in banks should the landlords refuse to receive them at the determined rate. A notice to this effect will be published for information of the public. In addition, the Chinese Authorities including the Courts will be informed of the measure.

Twenty five committee members of the Shanghai

Municipality Rent Reduction movement Committee at a meeting

held in their office in the Chinese Chamber of Commerce

- 2. That in connection with the rents in arrears (up to the end of 1933), the following measures be adopted :-
 - (a) That the money be paid by instalments.
 - (b) That the arrears be paid up within a year.
 - (c) That these measures be published for the information of the public.
 - (d) That the Chinese Authorities and the Gourts be informed of these decisions.
- 3. That sub-tenants be also entitled to a reduction in rent.
- 4. That the committee members be warned not to neglect their duties.
- 5. That in compliance with the request of the residents in Ziang Shing Li (符格号), Shanhaikwan Road near Tatung Road, a letter be despatched to the landlord asking him not to demolish the houses in the alleyway.
- 6. That the investigation section be notified to investigate

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the dispute existing between the rent reduction movement section office of the San Ming Faung and Sing Ming Faung alleyways, Yangchow Road, and the tenants self-control associations of the lanes over the inauguration of a joint office, and that members be detailed to direct the organization of the latter office.

- 7. That Nyu Zoong-zung (文体成) be dismissed from the committee and that he be warned against further publication of misleading announcements. (It is alleged that Nyu published an announcement resigning his post as member of the Research Committee, which according to Rent Reduction Committee is non-existent).
- 8. That two more persons be elected to serve on the standing and supervisory committees.

Un the same day, the Committee issued a notice urging various branch associations and section offices to make efforts in the rent reduction movement, and informing them of the dismissal of Nyu Zoong-zung.

On February 21, residents on mankow and Shanse Roads formed a joint branch association in the office of the 21st Branch of the 1st Special District Citizens' Federation, 356 Hankow Road.

Endeavours are being made by residents of various alleyways on Broadway, Yuenfong, Ward, and Muirhead Roads to organize section offices with the assistance of the 7th Branch Association.

Setween 2 p.m. and 4 p.m. February 22, thirteen Chinese claiming to represent the residents on Boulevard des

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	Deux Republiques and Rue Montauban held a meeting in the
	Yueh hwa Teashop (月 学), 236 Boulevard des Deux
~	Republiques, and passed the following resolutions :-
	1. That rents be reduced by 30% with effect from January 1934
	and that they be temporarily deposited in the National
	Industrial bank of China.
	2. That each family be asked to contribute \$2.00.
	3. That a suitable office be rented.
	4. That a legal advisor be engaged.
	5. That efforts be made to register with the Shanghai
	Municipality Rent Reduction movement Committee.
	The tenants of San Tu Li (三克宝), Dah Chih Road,
	mantao, are preparing to participate in the Rent Reduction
	Movement. It is learned that a section office will be
	inaugurated after suitable premises have been secured.
	Copies of a nouse Kent Investigation Form have
	been distributed by the Shanghai municipality Rent Reduction
	Movement Committee to its branch associations and section
1	offices. A translation of this form is attached to this
	menort.
	The 6th District Masons and Carpenters Union has
	despatched identical letters to the Shanghai City Government,
ì	the French Municipal Council and Shanghai Municipal Council
	requesting assistance in checking the rent reduction movement
	in order that the workers in the trade may maintain their
·	livelihood. Copies of the document will also be sent to-day,
_ [February 23 to the local Kuomintang and the General Labour Unio

The masons and Carpenters have the support of the

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Made by Forwarded by

building Contractors' Association, Siao Bee Loong, City, and it is learned that this movement is therefore secretly backed by the committee members of the Association, chiefly, Chang rao-liang (36 th) of the Kiu Kee Lumber Company, Chang Chi-kwong (克克龙) of the Yah Zung Building Contractor and Wong Kao-sung (手寿苏), a building contractor for the S.M.C. and Chu Kwei-sung (大柱) of the Sung Tai Building Contractor. The offices of the/mentioned located in the Continental bank Building serve as a communication address between contractors and workers.

it was mentioned in the previous report of the undersigned dated February 22nd that the 2nd, 3rd and 4th District Unions of the Masons and Carpenters had not participated in the movement. This is not correct as these District Unions do not exist. matters arising in the 2nd District (French Concession) are dealt with by the 1st District Union (Nantao) while the 3rd and 4th (Settlement and Western Chapei) Districts are covered by the 6th District (Chapei) Union. All masons and carpenters in Shangha!, woosung and Pootung who are affiliated to the District Unions are therefore participating in the Anti-Rent Reduction movement campaign.

Officer i/c Special Branch.

TRANSLATION OF A HOUSE RENT INVESTIGATION FORM DISTRIBUTED BY THE SHANGHAI MUNICIPALITY RENT REDUCTION MOVEMENT COMMITTEE TO ITS BRANCHES AND SECTIONS THROUGHOUT SHANGHAI

1

Tenants : Landlords: (a) own ground. (b) leased ground. House Number : House Space : (a) number of rooms. (b) number of storeys. (c) length. Rent procedure : (a) leased from landlords direct. (c) any other rooms leased to sub-tenants and what are the rentals ? Year houses were built : Amount of present rentals: (a) water charges included ?
(b) any recent increase in rent? (c) rent paid according to solar calendar. (d) rent paid according to lunar calendar. Period of lease : (a) how long has house been occupied ? (b) any contract relating to period of lease? (c) time of expiration.

Rent in arrears : how many months ?

Opinions on rent reduction :

融 端 編

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Reference Slip from Headquarters.

Reference Slip from Headquarters.						
To Officers i/c	INSTRUCTIONS:					
D. C. (Divns) ., (Crime) ., (Specials) A. C. (Traffic) ., (S. B.) ., (A. & T. R.) D. O. A. Divn, B, C, ., D, Supt. of Gaols Personal Assistant Quartermaster Pay Office Central Registry Musketry Officer	For disposal Furnish data Investigate and report Note and file Note and return Report present status Submit recommendation For further report For opinion Reply to writer direct As instructed See me in re. Draft reply Attach file Comment					
Initials da Date 26, 2, 34	For File					
Noted and	Date / /					

THIS SLIP MUST NOT BE DETACHED.

Returned

Date

G. 35000-1-34

SHANGHAI MUNICIPAL POLICE.

SHAMBMAI MUNICIPAL POLICE FOLENS. B. REGISTRY.

REPORT

Subject	(in	full)	Rent	Reduction	Movement

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Made by D.S. Mac Adie Forwarded by Whouncan D53

Thirteen committee members of the Settlement District Rent Reduction Association at a meeting held in Chinese Chamber of Commerce building, North Soochow Road, between 3 p.m. and 5.15 p.m. February 23, passed the following resolutions :-

- l. That members be detailed to direct the inauguration of section offices organized by tenants of various alleyways.
 - 2. That in compliance with the instructions of the Shanghai Municipality Rent Reduction Movement Committee, section offices be notified to register with their respective branch associations, and that they be informed of the measures regarding rent reduction decided upon by the Committee.
 - 3. That the Branch Associations be instructed to urge the tenants of various alleyways in their districts to form section offices within two weeks.
- 4. That a letter be despatched to the Masons and Carpenters Union; advising it not to oppose the rent reduction movèment.
- 5. That the S.M.C. be requested not to allow the landlord of the Ziang Shing Li (存為平), Shanhaikwan Road, to demolish houses in the lane.
- 6. That efforts be made to persuade the landlord of the Doong Tseng Li, Broadway East, to refrain from requiring his tenants to pay extra water charges.
- 7. That all branch associations and section offices pay a membership fee of \$5.00 each to the District Association.
- 8. That a representative meeting of branches and sections in the Settlement District be held to discuss measures

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Subject	(in full)	

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in connection with the rent reduction movement.

9. That a letter be sent to the 2nd District (French
Concession) Rent Reduction Association to support the
activities of the tenants in Si Zung Li of Rue Brenier
de Montmorand against the oppression of their landlord.

On February 23, the Shanghai Municipality Rent
Reduction Movement Committee issued a notice instructing
local residents to pay their rent in accordance with the
scale decided upon by the Committee with effect from

January 1, 1934, and deposit their rentals in banks should
the landlords refuse to accept the money. In addition,
measures in connection with rentals in arrears (Vide previous
report of undersigned dated 23/2/34) were also included in
the notice.

At 9.45 a.m. a delegate of the Committee called at the Shanghai City Government and submitted a petition asking permission to put forth the measures on rent reduction which were passed by the body.

On February 22, four section offices were organized by tenants of the East and West Kwong Foh Li (東海海河), Ching Zeu Li (全事里), Pu An Li (善定里) and Doong Teh Li (河德里), off Canton Road.

Residents on Kaifeng, North Thibet, and Alabaster

Roads formed a 32nd Branch Association on February 23 with

an office at No.7 Yung Woo Li (*** *** *** *** *** ***) (Iane 222) off

North Thibet Road.

It is reported that the tenants of Zeu Ping Li (寿 近 里), Ward Road, have filed a suit in the 1st Special

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	REPORT	Date
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	District Court against a recent attem to increase their rents. Eleven Chinese claiming to r of various local schools held a meeti: Educational Association, Dah Chih Roa and 4.30 p.m. February 23 and passed 1. That endeawours be made to solicit schools with rented premises toward movement. 2. That Mayor Wu Tieh-chen be request on the rent reduction activities. 3. That the Shanghai Municipality Ren Committee be asked to render assis	epresent the masters ng in the Shanghai d, Nantao, between 3 p.m. the following resolutions:- opinions of those ds the rent reduction ed to express his views t Reduction Movement tance in forming a
	school rent reduction association 4. That a manifesto be issued announc schools for a reduction in rentals	ing the desire of
Russ		Mac adie D. S. Line Lupe

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Fm. 2 G. 35000-1-34

SHANGHAI MUNICIPAL POLICE.

S. 1, Special Barrel

STANGRAL MUNICIPAL POLICE Tile No. B. REGISTAT.

REPORT

Data Secola ! S	12
Date February 22,	34
Date - Chi design	0

Subject (in full) Rent Reduction Movement

Made by D.S. Mac Adie Forwarded by W. Duncay Dy

The opposition campaign commenced by the 6th District (Chapei) Masons and Carpenters Union against the rent reduction movement on the grounds that real estate owners intend to cease work on all existing building contracts if the rent movement is carried on, has been joined by the 1st District (Nantao), 5th District (Pootung), 7th District (Kiangwan), 8th District (Woosung) and 9th District (Fah Hwa) Masons and Carpenters Unions. The 2nd District (French Concession), 3rd District (Settlement) and 4th District (Western Chapei) masons and carpenters have not signified their intention of participating in the campaign. The office of the 6th District Union at No.8 West Tai Teh Li 体色也是), Ming Lih Road. Chapei, is serving as the head office of the arti-rent reduction campaign.

Between 2 p.m. and 6 p.m. February 21, an inaugural meeting of the Si Zung Li Section Office (由战里文章) off Rue Brenier de Montmorand took place in the office of the 4th Branch Association of the 2nd Special District Citizens' Federation, 132 Rue Eugene Bard, when some 70 Chinese attended. The following decisions were discussed and reached :-

- 1. That a manifesto be issued announcing the oppression of tenants by the landlord.
- 2. That the decision of the landlord to require tenants to conclude new leases be opposed and that all occupants be notified to refrain from concluding any secret agreement with the landlord.
- 3. That the landlord be requested to reduce the house rent in view of the general business depression and that he be informed of the opposition of the tenants to the

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G. 35000-1-34	SHANGHAI MUNICIPAL POLICE.
•	REPORT Date
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[_	conclusion of new leases.
	4. That the tenants be asked to deposit their rent in the
	Continental Bank until the dispute is settled.
	5. That lawyer Wu Kai-sung be engaged as legal advisor.
	6. That each family contribute \$1.00 to cover the expenses
*	of the Office.
	7. That the landlord be asked to change the rent collector.
	8. That in connection with the distress warrants served
-	upon thirteen families on February 19, a meeting be
	held to discuss necessary measures.
-	9. That eleven persons be elected to deal with the affairs
-	of the Office.
	The Chapei Rent Reduction Movement Committee held
,	a meeting in their office at 18 Kiaotung Li, Kiaotung Road,
	Chapei, at 1 p.m. February 21, and passed the following
	resolutions :-
1	1. That tenants of alleyways and streets in Chapei be
	urged to form branch associations and section offices.
	Those who are unable to do so will be allowed to join
	the Committee direct.
	2. That Wong Tse-ziang (王之祥) and Hu In-pu (钢一波)
χ.	be appointed to attend the meetings of the Shanghai
	Municipality Rent Reduction Movement Committee.
	3. That the standing committee members attend the office
	daily by turn.

That the Propaganda Section be notified to prepare white banners bearing slogans on the rent reduction movement to be hung in various thoroughfares in Chapei.

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Subject (in ful.	1)	
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	5. That the following terms be passed	d :-
	(a) That house rents be reduced,	but municipal rates
	remain as usual.	
\	(b) That the rent reduction be can	rried out for a period
	of four years.	·
	(c) That the rent be deposited in	banks pending a
	settlement of the dispute.	
	(d) That the reduction in rent be	-calculated according
	to the following scale :-	· · · · · · · · · · · · · · · · · · ·
_	Rentals for:	
-	Single Fronted Dwelling House	Amount of reduction
· <u> </u>	\$8.00 - \$15.00	10%
. -	\$15.00 - \$25.00	20%
-	\$25.00 - \$35.00	25%
	. Over \$35.00	30%
, -	Double Fronted Dwelling Houses	3
_	\$20.00 - \$30.00	10%
	\$35.00 - \$50.00	20%
	. \$50.00 - \$65.00	25%
. -	Over \$65.00	30%
	. Single Fronted Snop Premises	:
	\$15.00 - \$25.00	10%
,	\$25.00 - \$40.00	20%

\$40.00 - \$60.00

3 or 4 storey shop premises

Over \$60.00

25%

30%

20%

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	- 4 - Single Fronted Dwelling Houses After the January 28th Incide	Built
	\$10.00 - \$20.00	10%
	\$20.00 - \$30.00	20%
	\$30.00 - \$45.00	25%
	Cver \$45.00	
	Double Fronted Dwelling Houses After the January 28th Incide	30% Built
	\$25.00 - \$40.00	10%
	\$40.00 - \$55.00	20%
	\$55.00 - \$80.00	
	Over \$80.00	g o of
	Shop Premises Built after the January 28th Incident	30%
	\$20.00 - \$35.00	10%
	\$35.00 - \$50.00	20%
	\$50.00 - \$60.00	25%
	Over \$60.00	
	3 or 4 storey shop premises bu after the January 28th Incide	
	_arter the bandary 25th Incide	ent 15%
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Reference Slip from Headquarters.				
To Officers i/c	INSTRUCTIONS:			
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Brusketry Officer Draft reply Attach file Comment				
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THIS SLIP MUST NOT BE DETACHED.

Translation of Petition to Council Shanghai 6th District Masons and

Dated 13th February, 1934.

D346

Rent reduction agitation and the building trade.

On the 6th instant a report appeared in the Press that a resoluion had been passed by the Shanghai Realty Owners' Association to the effect that in view of the movement started by tenants for rent reduction, no new building operations would be taken in hand. A number of workmen belonging to this Association of Masons and Carpenters have consequently applied to us to assist them out of this difficulty We accordingly appointed an officer to enquire into the matter and he reports that the representations made are correct.

On the 10th instant we issued a warning through the Press in which we requested the Rent Reduction Committee to consider the livelihood of ever 300,000 workmen of this Association. A reply has been received from that Committee dealing with the matter in its own way and regardless of facts.

This Association finds that over 300,000 worken have no definite work of a permanent mature. They are dependent on the cocasional building of houses for their living. If work on new buildings must stop, then not only will the 300,000 workmen be deprived of occupation but the trades connected with house building will lose business. Since the worksen have been given to understand that no new building work is to be taken in hand they are in a state of unrest. feared that it will not be easy to pacify so many people. If no suitable measure is devised to meet the situation, these men may engage in unlawful pursuits. In the Interest of the men and also of peace and order the Council is asked to restrain the Rent Reduction Committee so that the livelihood of over 200,000 men may be assured and hidden dangers removed and dis turbences averted.

A potition is also being addressed to the Shanghai City Government and the French Municipal Councils

(Chopped) Shanghai &th District i 19 FEB. 1934 (Signed) Took Zong-your, Header of Standing Co.



SEARCHAI MURHULFILL FELLY C. & S. B. RUGETAY.

S. Date 1 20 | 8 0000 0 14

<u>.</u>	REPORT	Date February 20, 1934.
Subject (in	full) Rent Reduction Movement.	
	<u> </u>	- 0
Aade by	D. S. Mac Adie Forwarded by	Whouncan DS
>	The residents of the Si	
	and San Ming Faung (5 / t/b) alley	ways, Yangchow Road,
*	have organized a joint section of	f the Settlement .
	District Rent Reduction Associati	ion. The body will
V	be formally inaugurated on Februa	ary 25.
	Ten members of the Char	ei District Rent
	Reduction Association at a meeting	ng held in thèir office,
	No.18 Chiao Tung Li, Chiaotung Ro	ad, Chapei, between
	3 p.m. and 3.45 p.m. February 19	decided to appoint
)	Hu Yih Pu (A-ik) and Wong Ts Zi	iang (\$34) to
	represent the Association at meet	
	convened by the Shanghai Municips	ality Rent Reduction
	Committee.	
_		R. W. Mre adie.
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	Officer i/c Special Branch.	,
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REPORT

Subjec	t (in full) General meeting of the Japanese Amalgemated Association of
•	Street Unions held on February 17.
Made	by D. S. Umemoto. Forwarded by D. 9. Guerest.

Between 3.15 p.m. and 5.45 p.m. February 17, a general meeting of the Japanese Amalgamated Association of Street Unions was held at the Japanese Club, Boone Road. The function was attended by 43 chairmen of the various street unions.

The opening speech was delivered by Mr. Amano, Vice-chairman of the Japanese Amalgamated Association of Street Unions. Detailed reports on the work of the Association and its financial condition during 1933 were submitted by committee members and were approved.

In connection with the increase in the number of Japanese members on the Shanghai Municipal Council, Mr. Hayashi, Chairman of the Association, said that the suggestion of appointing three Japanese members to the Shanghai Municipal Council was reasonable and would contribut; towards the maintenance of closer relations between the Municipal Council and the Japanese community.

Mr. Takahashi, Chairman of the Showa Union, reported on the result of a meeting held recently by a number of Japanese residents and officials of the Shanghai Telephone Company when the question of alleged discriminatory treatment by the Telephone Company between subsribers in the Northern and Western Districts was discussed.

A proposal that the question of the reduction of rentals be studied by a committee to be appointed by the Chairman was submitted by the Worthern Branch of the Japanese Amalgamated Association of Street Unions.

Messrs. Kanaya, Chairman of the Darroch Road Street Union, and Takahashi, Chairman of the Showa Union, delivered a speech supporting this proposal, which was eventually passed unanimously. The members of the committee for the study of the high rate of rentals and the reduction movement will be appointed later.

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	The establishment of a resting-place	in the compound of the
	Shanghai Jinsha Shrine was also discussed	ι.
,	Mr. Y. Hayashi was re-appointed Char	irman of the Association
	for 1934. From enquiries made, it has been as	extained that no
	movement will be carried out this year by	•
	the increase in the number of Japanese me	mbers of the Shanghai
J	Municipal Council from two to three.	0.01
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SHANGHAI MUNICIPAL POLICE.

Headquarters, S. No. D 3/4

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Subject (in full) Rent reduction movements amongst Japanese.

Made by D. S. Umemoto. Forwarded by D. 9

At 7 p.m. February 9, four committee members of the Northern District Branch of the Japanese Amalgamated Association of Street Unions held a meeting at the residence of Mr. Fukushima, No. 38Magnolia Terrace off North Szechuen Road Extension to discuss the question of the rent reduction movement.

The meeting decided to make an investigation into the prices of commodities during the past several years, to make a comparison between the prices of commodities and the rent as well as a comparison between rent, land values and the percentage of profit of the landlords. After collecting sufficient data, the Japanese tenants in the Northern District will first obtain approval from the Japanese Amalgamated Association of Street Unions to negotiate direct with their respective landlords.

A member of the standing committee of the Japanese

Amalgamated Association of Street Unions informs me that the

matter has not yet been discussed by the Association.

A general meeting of the Japanese Amalgamated Association of Street Unions will be held in the Japanese Club on February 17 when it is expected that the question of the rent reduction movement will be discussed and the attitude to be adopted by Japanese in this matter will be decided. But it is generally believed that Mr. Hayshi, Chairman of the Association, will not take an active part in this movement in view of the fact that he is also a landlord.

It is learned that the landlord of a block of houses in Shing Nyih Fong () off Scott Road, which are chiefly occupied by Japanese, has voluntarily reduced the rent from \$60 to \$50 per mensem, as from this month.

At present the rent reduction movement is being supported

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G 5000-11-33	SHANGHAI MUNICIPAL POLICE.
•	REPORT Date 19
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	Forwarded by
-	by residents in Chinese territory along the Extra Settlement most of the
-	Roads in the Northern District. The Jaranese shop-owners in Woosung Road, which is the Japanese business centre, are being
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	satisfied with the present rate of rentals.
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12/2	Officer i/c Special Branch.
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SHANGHAI MUNICIPAL POLICE.

Headquarters,

REPORT

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Subject (in	full) Rent reduction movement amongst Japanese.
Made by	D. S. Umemoto. Forwarded by D. 9. Evenost.
,	At 4.30 p.m. January 28, 1934, some 30 members of Japanese
	street unions in the northern district, accompanied by their
	families held a social gathering at the Blue Bird Dancing Hall,
	North Szechuen Road Extension.
`	During the function, Mr. Mayezono, Chairman of the Hokuyukai
	Street Union, proposed that the Japanese Amelgamated Association
	of Street Unions be requested to devise ways and means to take
	an active part in the rent reduction movement.
	It was eventually decided that a number of persons be
	appointed to study the matter and to submit their views on the
	rent reduction movement to the Japanese Amalgamated Association
	of Street Unions.
	The function terminated at 11.15 p.m.
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	Officer i/c Special Branch.
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Suh	iect	(in	fa,11) Rent	Reduction	movement.
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Made by D.S. Mac Adie

Seventeen members of the 26th pranch of the Ast Special District Citizens' Federation which is acting as the 26th Sub-Office of the Settlement District Rent Reduction Association held a meeting in the office of the Branch, No.67 Kiangse Road, between 2 p.m. and 4.30 p.m. February 18. wong Han Liang (Fix K), proprietor of the kin Zeu kee curio Shop on the above premises, presided over the function. The following resolutions were discussed and passed:-

- 1. That a manifesto be issued.
- 2. That the residents in the District be urged to join the movement unanimously.
- 3. That house kent Investigation forms be distributed to the residents.
- 4. That the measures decided by the Shanghai municipality kent keduction Committee be carried out.
- 5. That the residents be notified to the effect that no subscription will be raised in connection with the movement.
- 6. That reports in connection with disputes arising from the movement be sent to the Sub-Office c/o Li Tsung San (方たい), Kung Yih Printing Concern, 71 Kiangse Road. (Li Tsung San is a committee member of the 26th branch of the 1st Special District Citizens' Federation).

Some 100 persons claiming to be representatives of residents at Dah Yang jao (大汤柿), Chapei, held a meeting at No.6 Tuh Shing Faung (, Chungshing Road, Chapei, between 3 p.m. and 5 p.m. February 1.7 when a Dah Yang Jao Sub-Office of the Chapei District Rent Reduction Association was formed and eleven persons of the attendance were appointed

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	to serve	on the execu	ative commit	ttee of the	Sub-Office.
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No. D.	B. REGI

	S.1, Special Branch
	REPORT Date February 13, 19 34.
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Subject (in fu	(11) Rent Reduction Movement.
	C Was Adda
Made by	S. Mac Adie Forwarded by
	The Shanghai Municipality Rent-Reduction Movement
`	Committee, Chinese Chamber of Commerce building, North Soochow
	Road, has prepared posters of five different kinds to be
	distributed among local residents who will be requested to
	post same during the Lunar New Year holidays. The following
	is a translation of these five posters.
	a) "To rehabilitate local business and to restore prosperity
	to Shanghai, rentals must be reduced*.
,	b) "Measures governing rent reduction
	* Period
	From January, 1934 to December 1937.
	Rate of Rent Reduction
	"Rent on houses constructed between 1922 and 1924 be paid
	at 90% of the present rate.
	*Rent on houses constructed between 1925 and 1927 be paid
	at 80% of the present rate.
	*Rent on houses constructed between 1928 and 1930 be paid
Commo.	at 70% of the present rate.
Ser,	*Rent on houses constructed between 1931 and 1933 be paid
c (Dw) 4	at 60% of the present rate.
Robertson	*In a case where a house was rented after 1922 and the
017	rental has been increased thereafter, the rate of
	reduction in rent be calculated according to the year
MM.	when the rent was increased.
b	c) "To reduce rent in order to relieve the distress of the people"
"/A.	d) "Three million citizens in Shanghai are expecting the rent
[2]	to be reduced".
17	e) "In order to enforce the doctrine of "livelihood", the rent
Teles	should be reduced first of 11. L. W. Mar adie.

17) V Officer i/c Special Branch.

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	To Officers i/c	INSTRUCTIONS:
THIS SLIP MUST NOT BE DETACHED.	D. C. (Divns) (Crime) (Specials) A. C. (Traffic) O. C. (S. B.) (Å. & T. R.) D. O. A. Divn B C D Supt. of Gaols Personal Assistant Quartermaster Pay Office Central Registry Musketry Officer	For disposal Furnish data Investigate and report Note and file Note and return Report present status Submit recommendation For further report For opinion Reply to writer direct As instructed See me in re. Draft reply Attach file Comment
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POLICE FORSE HAR AMERICAN APPLICATION 1927

Translation of letter to ceretary from Shanghai First Special Disymiet/Sitisons'3/Federation.

Dated 10th February, 1984.

Rent reduction and water supply.

In compliance with the numerous requests of citizens in this city, we are now conducting a movement for the reduction of rents.

Meanwhile, malicious landlords who ignore the hardships of business—
people, are pressing for the payment and attempting to raise rentals
on the plea of increase in water charges. If their demands are not
acceded to, they will take steps to cut off the water supply immediate
ly, and thus endanger the lives and peoperty of tenants. When the
question was submitted to the Committee of the Citizens' Rederation
for consideration, it was decided to request the Council to constantly watch the landlords and to prohibit increase in rents so that
peace and good order may be preserved and the difficulties confronting business establisheants may be relieved.

with this matter. The Council, being responsible for public safety, should keep a close watch over the landlords and suppress such unlewful acts as the cutting off of the water supply. If the supply of water to any house has already been discontinued, the watersorks Company should be directed promptly to restore it. In the interest of Municipal administration and public safety, it is hoped that the Secretary will give his atwention to this matter.

(Chopped) Shanghai First Special District Citizens' Federation.

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Fm. 2 G. 35000-1-34

SHANGHAI MUNICIPAL POLICE.

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LICE.	No. D 34.82
<u>د</u> \$	Date / J. Services, 34
Date.	February 15, 7034.

	Date February 10, 79
Subject (in	full) Rent Reduction Movement.
Made by	D. S. Mac Adie Forwarded by Whomean Des
	The notification of builders and contractors
	that the estate owners would cancel all existing building
	- contracts if the rent reduction movement attained serious
	propertions was decided upon by Kwei Yien Fang (黄龙芳),
	Chairman of the Estate Owners Association. This
	intimation was released on February 10 and resulted in
	the warning issued by the Carpenters and Masons Union
	to the Shanghai Municipality Rent Reduction Committee
	(Vide previous report on the subject).
C	The Carpenters and Masons Union, No.8 Tai Teh
	Si Li, min Lih Road, Chapei, attempted to convene a meeting
	of representatives of district unions in the trade for
,	3 p.m. February 12 with a view to discussing the course
	of action to be undertaken in connection with the rent
	reduction movement. The meeting however did not materialize
	owing to there being an insufficient number of persons to
	form the quorum. The Union has rented Room 235 Grand
	Shanghai Hotel, 348 Tientsin Road, as a meeting place.
	R. W. Mar adie.
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Sou	Officer i/c Special Branch.
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SHANGHAI MUNICIPAL POLICE.

REPORT

s.	No. D. 3402
Date Feb	Date y 12, 1, 34. 134
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Subject (in full) Rent Reduction Movement.

Made by D.S. Mac Adie Forwarded by Whosencas DS

Ten committee members of the Shanghai Municipality Rent Reduction Committee held an urgent meeting in the Chinese Chamber of Commerce building, North Socchow Road, between 3 p.m. and 4.15 p.m. rebruary 11. Chang Ih Zung (级一起), proprietor of Yung An Li 长安利) Confectionery Shop, 513 Manking Road, and a committee member of the 1st Special District Citizens' Federation, who presided, addressed the attendance stating that he had heard. that the local Estate Owners' Association had decided to cease construction of new buildings as a result of the rent reduction movement at present carried out by residents in The following resolutions were discussed and Shanghai. passed:-

- 1. That the Shanghai City Government be requested to instruct local estate owners to construct dwelling houses on vacant ground with a view to restoring Shanghai to its former prosperous condition.
- 2. That in connection with the article containing a warning to the Committee inserted by the Carpenters and masons Union, No.8 Tai Teh Si Li, Min Lih Koad, Chapei, in the advertisement column of Shun Pao dated February 10, the following measures be adopted: (The article informs the Committee that as a result of the reduction movement at present conducted by local residents under the direction of the above body, the Estate Owners' Association has decided to cease construction of new buildings. decision, should it be put into force, the article emphasizes, will have a direct effect upon the employment of the 300,000 carpenters and masons in Shanghai and

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in addition will indirectly affect the construction material dealers, and thus the Union would not be able to control the activities of its members. It also states that the article serves as a warning to the Committee and requests the latter to give an early reply.)

- a) That the General Labour Union be requested to prevent
 the Carpenters and masons Union from undertaking activities
 detrimental to the rent reduction movement.
- b) That a reply to the above article be drafted explaining
 the true circumstances of the rent reduction movement
 (A summary translation of this letter is attached to
 this report).
 - the Committee and the Union) be issued.
- 3. That Wong Hung Hwei (1994), Liu Zoong Ying (1994) and Zung Kiu Foong (1994), be appointed to make arrangements for an extensive appeal campaign to be made to the local Chinese Authorities. (It is learned that the campaign will start on February 18 when representatives of various sub-offices of the Committee and tenants Section offices will proceed to various Chinese official organs by motor cars or trucks).
- 4. That the applications of the "Russian merchants Cooperative Association" and the "Japanese Street Union" for membership of the body be referred to the Standing Committee.
- 5. That various sub-offices be instructed to prepare posters in connection with the movement for exhibition on the occasion of the Lunar New Year.

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SHANGHAI MUNICIPAL POLICE.

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Some 50 Chinese who claimed to be residents of the hung Zeu Faung (Alleyway, Mapai Road, held a meeting on the premises of the Tseng Hwa Primary School), House No.57 of the Alley, between 3 p.m. and 4 p.m. February 10 and decided to form a "Hung Zeu Faung Tenants Association - Rent Reduction Committee . Eleven of the attendance including the principal of the above primary school were appointed to make arrangements for the inauguration of the body.

At 10 a.m. February 11 four Chinese who claimed to be representatives of the Tao Teh Li Alleyway, Avenue Foch, French Concession, accompanied by Lawyer Zung Ping Sing (原始的) called on Huang Ching Yung (黄金果), Advisor to the C.M.F., at his residence in Chao Wu Kyung Village, and requested him to ask the 2nd Special District Court not to issue distress warrant against tenants in connection with the rent reduction dispute. They were received by nuang and promised consideration of their request. It is learned that Lawyer Zung Ping Sing who is the legal advisor of the tenants, is a follower of nung Ching Yung.

R. W. May adie

Translation of the letter addressed to the Carpenters and masons Union by the Shanghai Rent Reduction Committee

A perusal of the warning inserted by you in the advertisement column of the Shun Pao dated February 10, 1934, makes us feel strange. Committee has the backing of public opinion and is You should, instead of therefore impartial. opposing this Committee, sympathize with its The reasons for this are twofold, firstly, the members of your Union will also benefit should the rent reduction movement prove successful; secondly, they will have more work than heretofore should the Estate Omners! Association accept the proposal of the Committee to build residences on vacant ground with a view to restoring Shanghai to its former prosperous condition. From the above we conclude that you have adopted a one-sided view in sending us the warning and we hereby earnestly offer you our advice.

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	Date Febfletry 9, 1,34.
Subject	in full) Rent Reduction Movement .
Made b	D. S. Mac Adie Forwarded by Whomsean DSD
* * * * * * * * * * * * * * * * * * *	Thirty six representatives of various branches
	of the 1st District Citizens' Federation which are acting
	as sub-offices of the Settlement District Rent Reduction
	Association held a joint meeting in the Chinese General
	Chamber of Commerce building, Worth Soochow Road, between
	2 and 4 p.m. February 8 and decided to accelerate the formation
	of sections in various alleyways in the Settlement with a
	view to extending the rent reduction movement.
	Between 4.30 p.m. and 5.45 p.m. February 8
,	some 40 Chinese who claimed to represent various local
~	public bodies met in the same building and passed the
	following resolutions:-
	1. That the rate of reduction/rentals as decided by the
• ,	Shanghai Municipality Rent Reduction Movement Committee
	(Vide I.R. 24/1/34) be published in the local vernacular
·	press.
	2. That the Estate Owners Association be asked to comply
r	with the decision of the Shanghai Municipality Rent
11	Reduction Committee.
V	3. That a manifesto in the English language be issued in
	connection with the movement.
	4. That the Courts be requested to pay particular care
·	in dealing with cases in connection with rent disputes
al.	in order to avoid the creation of trouble by either
4	the landlords or tenants in protest against their decisions
	5. That the 1st Special District Court be requested to re-
	investigate the case in which Chang Chi Ping (),
Α.	Editor-in-chief of the Saung Pao (), was sentenced

four months' imprisonment as a result of a suit filed

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REPORT

Date 19

Made by Forwarded by

by Chi Cho Mee () for defamation of character in connection with Hsu Ngoh Ying (海至孝) Case.

- 6. That in connection with the appeal to various bodies for assistance made by Chen Chang Dz (水粉水), who is alleged to have been raped by six foreigners, the Hsu Ngoh Ying Cree Support Committee be requested to deal with the case at the same time.
- 7. That with a view to extending the above movement a further eighteen persons be appointed to serve on the Hsu Ngoh Ying Case Support Committee.

Some twenty persons claiming to represent the residents of 38 houses of the Ng Foh Li (Lane 921), Tonquin Road, 11 houses of the Ying Sih Li (Lane 929) Tonquin Road, Ning Li (Lane 272), Macao Road, and 52 houses of Tai Lai Faung (Lane 1335), Gordon Road, held a meeting in No.10 Ying Sih Li, Tonquin Road, between 2 p.m. and 4 p.m. February 8 and detided to form a joint office of the alleyways in question to further the rent reduction movement. It was also decided that a temporary office be established at the last mentioned address and that the tenants be asked to pay \$0,50 each as membership fee.

Following an attempt on February 8 of the Judicial Police attached to the 2nd Special District Court to execute a distress warrant on the tenants of Nos. 45 & 47 Tao Teh Li, Avenue Foch, for non-payment of rentals for the past three months, the rent was paid into Court on the same day.

It will be recalled that a similar warrant was served on another house of the block on February 5.

Officer i/c Special Branch

Fm, 2 G 5000-11-33

SHANGHAI MUNICIPAL POLICE.

SHAMBHAI MUNICITAL FOUR FILE FOR BE REGISTRY.

No. D 3482

Date // Station 134

February 10, 1034.

REPORT

Subject	(in full)	Rent	Reduction	Movement.	
oudject	(in juil)				

Made by D. S. Mac Adie Forwarded by Whomene DSD

Twenty-nine Executive Committee members of the Settlement District Rent Reduction Association held a meeting in the Chinese Chamber of Commerce building, North Soochow Road, between 2.15 p.m. and 3.45 p.m. Wong Han Liang (3/3 %), proprietor of February 9. the Ching Zeu Kee (Curio Shop, 67 Kiangse Road, and a committee member of the 1st Special District Citizens' Federation, presided over the function. The following resolutions were discussed and passed:-1. That seven of the attendance be appointed to serve on the Standing Committee of the body. 2. That in compliance with the request of the 29th Branch of the 1st Special District Citizens' Federation, the landlords of the premises, 1181 to 1197 Haining Road, (odd numbers only) be asked to have the water supply (The water supply reconnected to the above houses. to this block was disconnected on February 2 as a result of non-payment of water charges in arrears by the landlords, the latter laying the blame on the tenants for their refusing to comply with the order of the landlords to pay the charges at an increased rate). That the S.M.C. be requested to instruct the Shanghai Water Works Company to refrain from disconnecting water supply to the public with a view to maintaining peace and order. That the tenants whose mater supply has been cut off be instructed to pay their water charges direct to the Shanghai Water Works Company but deduct same when paying

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their rents to the landlords.

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5. That various sub-offices and sections of the Association be instructed to accelerate the rent reduction movement in their respective districts.

The tenants of the Hung Zeu Faung (),

Robison Road, have organized a Rent Reduction Section

Office. The new body issued on February 9 a circular alleging that house rent is the heaviest burden of the residents in Shanghai and urging the tenants of each house in the alleyway to assign a representative to participate in a meeting to be convened for 2 p.m. February 10 in House No.57 in the Alley to discuss measures to be undertaken in connection with the rent reduction movement.

Seventeen persons claiming to be representatives of the tenants of the Sing Myi Faung (RAP), Rue Bourgeat, held a meeting in the office of the 8th Branch of the 2nd Special District Citizens' Federation, No.9 Zung

Teh Li (MAR), Route Pere Robert, between 5 and 6.10 p.m.

February 9, and decided that as the landlords of the alleyway have insisted on an increase of 15% and 10% on the rentals of houses facing street and in the alleyway respectively instead of 10% and 5% as already agreed by the tenants, the latter be instructed to abandon their attitude of compromise and demand a reduction in rent. Posters bearing the slogan "Oppose increase in house rent, which, instead, should be reduced, were exhibited on the doors of the

houses of the alleyway.

ReMar adie

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REPORT

Subject (in full) Rent Reduction Movement - Settlement District
Association of the Shanghai Municipality Rent Reduction Committee

Made by D. S. Mac Adie Forwarded by Under the auspices of the Settlement District

Association of the Shanghai Municipality Rent Reducation

Committee, representatives of various branches of the 1st

Special District Citizens! Federation, which are acting

as sub-offices of the first mentioned Association, will

hold a meeting in the Chinese Chamber of Commerce building,

North Socchow Road, at 2 p.m. February 8 to discuss the

course of action to be undertaken in connection with the

rent reduction movement in the Settlement.

R. W. Mac adie

D. S.

Officer i/c Special Branch.

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REPORT

Subject (in full) Rent Reduction movement

Made by D. S. Mac Adie Forwarded by Women AJJ

Some thirty residents of the Fan Sung Li 选生了 Alleyway (Lane 685), East Seward Road, held a meeting between 5.10 p.m. and 7 p.m. February 5 in House No.3 in the alleyway. The following resolutions were discussed and passeds -

- 1. That the notice of the landlords of the alleyway to the effect that commencing from January 1, 1934 the house rent would be increased by 20% be ignored.
- 2. That the landlords be requested to reduce the rentto 80% of that paid at the beginning of 1925. (The house rent in this alleyway was increased by 20% in the latter part of that year.)
- 3. That pending a settlement of the dispute, tenants be instructed to deposit their house rent in the Shanghai Commercial & Savings Bank.

Following an order issued in the beginning of January, 1934, by the landlords of the Ziang Shing Mit), Tatung Road near Shanhaikwan Road ordering the tenants to vacate the premises before January 31 as the houses would be pulled down, the residents of fifteen of the forty five houses in the alleyway vacated their, homes but the remaining thirty tenants continue to occupy their premises and are pressing the landlords to postpone the demolition These residents have decided to solicit of the block. assistance from the Shanghai Municipality Rent Reduction Committee in connection with the dispute.

Following the notice issued by the 3rd Branch Association of the 2nd Special District Citizens' Federation refusing recognition of the Tao Teh Li Section organized

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Subject_(in full)

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by the tenants of the alleyway in question on Avenue roch, (Vide previous report on the subject)
French Concession, the residents concerned have decided to withdraw from membership of the Branch Association. Thirteen of the tenants have been appointed to form a "Tenants Representative Group" in lieu of the defunct Section and a lawyer has been engaged as legal advisor. Following an attempt on February 5 of the Judicial Police attached to the 2nd Special District Court to execute a distress warrant on the Sing Van Tuen (共和) Soy Shop, No.1 Ave me Foch (one of the houses in the block known as the Tao Teh Li) for non paymant of rentals for the past three months, the rent in arrears was paid into the Court on the same day.

The Educational Association with an office on Dah Chih Road, Nantao, has formed a "Rent Reduction movement Committee of Schools. Established on Leased Fremises*, and has decided to apply for membership of the Shanghai Municipality Rent Reduction Committee.

R. W. Man adie D. s.

Officer i/c Special Branch.

Commr. of Polic



* Rent Reductio Revement.

P. S. Mac .die

Some thirty residents of the San Sung Li ASE)
Allegsay (Lane 686). Heat Seward Road, held a posting
between 5.10 p.m. and ? p.m. February 5 in Mouse So.3
in the alleyway. The following resolutions were discussed
and passeds-

hated Lape Chillips 5/2/34.

- 1. That the notice of the landlords of the ellegesy to the offect that commenting from January 1, 1934 the house rent would be increased by 20% be ignored.
- 2. That the landlords be requested to reduce the rent to 80% of that paid at the beginning of 1925. (The house rent in this alleyes, was increased by 20% in the latter part of that year.)
- 3. That pending a settlement of the dis ute, tenants be instructed to deposit their house rest in the Shanghai Commercial & Savings Sank.

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Fallowing the notice issued by the 3rd Franch
Association of the 2nd Special District Citizens' rederetion
perusing recognition of the Tao Sch Li Section organised,

by the tenants of the allegery in question on Avenue Foch.

(Vide previous report on the subject)
French Concession. The reidents concerned have accided
to withdraw from membership of the Branch Association.

Thirteen of the tenants have been appointed to form a
"Tenants Representative Group" in lieu of the defunct
Section and a lawyer has been engaged as legal advisor.

Following an attempt on Pebruary 5 of the Judicial rolice
attached to the 2nd Special District Court to execute a
distress warrant on the bing Van Tuen (BBB) Sey Shop,
No.1 Avenue Foch (one of the houses in the block known
as the Toa Teh Li) for son payment of rentals for the past
three months, the rent in arrears was paid into the Court
on the same day.

The Educational Association with an office on Dah Chih Read, Mantac, has formed a "Rent Reduction Movement Committee of Schools Established on Leased Premises", and has decided to apply for membership of the Shanghai manicipality Rent Reduction Committee.

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SHANGHAI MUNICIPAL POLICE.

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REPORT

Subject	(in full)	Rent	Reduction	Movement.		 ~ ~
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Made by D.S. Mac Adie Forwarded by Williams

As a measure to further the rent reduction movement the Shanghai Municipality Kent Reduction Committee organized by various local public bodies with an office in the Chinese Chamber of Commerce building, North Soochow Road, has decided to divide Shanghai into five districts, International Settlement, French Concession, Chapei, Nantao and Pootung, each with a "District Association" to deal with disputes arising out of the rent reduction movement in their respective areas. The District Associations of the first three areas above mentioned were formally inaugurated in January, 1934, while efforts are being made for the formation of the Associations in the remaining two Districts, Nantao and Pootung. Committee in addition has instructed the Branch Associations of the 1st and 2nd Special District Citizens' Federations to act as "Rent Reduction movement Sub-Offices" to assist the District Associations in the Settlement and French Concession in supervising the activities of section offices organized by the residents in various alleyways. Up to the present a total of five section offices as shown in the following table have been formed by tenants of various alleyways in the Settlements-

6th Sub-Office, 17 Sz Zeu Li (所教里), East Seward Road
Fan Sung Li (海北里) Tenants Rent Reduction Section
Office, Fan Sung Li (Lane 685) East Seward Road.

18th Sub-Office, 160 Burkill Road

Doong Zeu Li (元 孝化) Tenants Rent Reduction Section Office, Doong Zeu Li, Chengtu Road.

19th Sub-Office, 1509 rangtszepoo Road

Pah Fon (柏前), Pah Loh (柏林) and Pah Zeu h白美)
Li Tenants Section Office, 12 Pah Loh Li, Yangchow Road.

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Zeu Fing Li (Fing Li, Ward Road.

In addition to the foregoing Section Offices, the tenan's of the following alleyways are making arrangements for the formation of similar offices in connection with the movement:

Vung Yuen Li (IRP), Thibet Road.

Kong Ning Li (字篇里), Macao Road.

Tai Lai Faung (本本坊), Gordon Road.

Sih Ying Li (30 E), Tonguin Road.

Ngoo Fon Li (), Tonquin Road.

Hwa Kee Avenue, Bubbling Well Road.

Tsing Foh Li (), Avenue Road.

The Rent Reduction movement Committee has prepared a handbill entitled "A manifesto issued in connection with the Rent Reduction Movement" which was distributed to its branches on January 3. The document states that as a result of the Sino-Japanese Hostilities in 1932 for which the Japanese are to be blamed, local business is greatly depressed. In the programme of renabilitation of Shanghai and restoration to its former prosperous condition are a number of necessary measures but the principal and the most pressing of these is the movement for the reduction in house rentals. This reduction will relieve the residents from their present stratened circumstances.

The 3rd Branch Association of the 2nd Special

District Citizens' Federation, 112 Rue Vouillemont, issued on

February 3 a notice strongly censuring the residents of the

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Tao Teh Li (Alleyway, Avenue Foch, French Concession, for ignoring the fact that the Association was negotiating with the landlord of the alleyway over reduction in rentals and purposely creating disorder. The notice also announced that the Tao Teh Li Section formed under the Association will be re-organized and the Association will not be responsible for any activity conducted by the Section prior to this step. This notice evidently refers to the attempt of the tenants to press the landlord for a further reduction after the Association had already secured a favourable reduction for them.

Eight representatives of the tenants in the vicinity
of the corner of boulevard des Deux Republiques and Rue
Mentauban held a conference in the Yueh Hwa Teashop, 236
Boulevard des Deux Republiques at 2 p.m. February 2, 1934,
and decided to urge the landlords to reduce the rent.
The following resolutions were discussed and passed:-

- 1. That the landbords be requested to refund three months rentals
 as a return for rent paid during the local Sino-Japanese
 Hostilities for which period tenants were granted exemption.
- 2. That owing to trade depression, the rent be reduced by one third with effect from January 1, 1934.
- 3. That pending a settlement of the dispute, all tenants concerned be told to withold payment of rent.
- 4. That preparation be made for the organization of a tenants
 Union.

In all there are 14 tenants concerned, all owners of shops, the rentals of which range from \$127 to \$270.

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,	These tenants have established a temporary office at 104 Boule-
	vard des Deux Republiques. The Rent Collection Office of
	the landlords is situated at 239 Boulevard des Beux Republiques
•	Some 10 standing committee members of the Chapei
٠٠ .	District Rent Reduction movement Committee met in their office,
	18 Chiao Tung Li, Chiao Tung Road, Chapei, between 2 p.m.
İ	and 3.30 p.m. February 4. Wong Ts Ziang (王志祥), one
`	of the attendance, presided over the function. It was
	decided to ask the Shanghai municipality kent Reduction
	Movement Committee to hold a weekly meeting every wednesday
	in order to facilitate the settlement of various disputes
	in connection with the movement.
	At 1 p.m. February 5, twenty members of the
ļ	Chapei District Rent Reduction Movement Committee, held
	a meeting in their office at 18 Kiaotung Li, Chiaotung Road,
ŀ	Chapei, and passed the following resolutions:-
÷	1. That rent reduction be applicable in all cases even
	in respect of leased premises.
	2. That the sub-tenants be also entitled to rent reduction.
ŀ	3. That an appeal be made to landlords for a reduction in
1	rent and that a general investigation be made into rentals
	in Chapei.
	4. That the Legislative ruen be requested to smend Articles
,	440 and 450 of the Civil Gode. (Covering Rouse out agreements)

Twenty one members of the 2nd Special District Rent Reduction movement Committee held a meeting in their office at 434 Rue Auguste Doppe at 4.15 p.m. February 5 and passed the following resolutions:- .

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. -	1. That all branch offices he urged to accelerate the
-	organization of section office in all alleyways.
1	2. That the report of the tenants of the rui Sing
]	Fang Alleyway, Rue Pere Froc and that of the tenants
-	of Mo.146 Route Dupleix against the landlords in
-	connection with the rent question be investigated.
	At a meeting of the Estate Owners Association
-	in the office, 270 Peking Road, between 4 p.m. and 5.30 p.m.
ļ.	rebruary 5 at which kwei lien rang (重步), Chairman of
-	the Association, presided, it was decided to inform the
, j	Shanghai City Government of the decision of the Association
]_	to reject the demand of local tenants for reduction in
<u> </u>	rent, but on the other hand to refrain from increasing
- 1	existing rentals.
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Rent Reduction Movement.

Della Mac Adie

vs a seasure to further the rent reduction sevenent the Changhai Sunicipality Ment Reduction Committee organized by various local sublic bodies with an office in the Chisese Chamber of Commerce building, North Caccham acad, has decided to divide Shanghai into five districts, international Settlement, French Concession, Chapel, Eentso and Footung, each with a "District Association" to deal with discutes arising out of the rent reduction movement in their respective areas. The District Associations of the First three areas above mentioned were formally insugurated in January, 1934, while efforts are being made for the fermation of the Associations in the remaining two Districts, Bantao and Pootung. Committee in addition has instructed the Franch Associations of the 1st and 2nd Special District Citizens' Pederations to not as "Rent Reduction movement Sub-Offices" to assist the District Associations in the Settlement and French Concession in supervising the activities of section offices organized by the residents in various alleysays. Up to the present a total of five section offices as shown in the fellowing table have been formed by tements of various alleyways in the Settlements-

Fan Sung 11 (Lone 685) East Seward Read.

18th Sub-Office. 160 Burkill Hood

Doong Zet Li (下方子) Tenents Hent Reduction Section .
Office, Doong Zeu Li, Chengta Read.

Pak Fon the for lon (4674) and Pak Rou to \$1)

Li Tenante Section Uffice, 12 Pak Loh Li, Yangshow Road.

7

30th Sub-Office, 47 ("ane 580) Tsiteihar Road

Zeu Fing Li (## T) Tenants Rent Reduction Section Office, Zeu Fing Li, Ward Rosd.

In addition to the foregoing Section Offices, the tenants of the following alleyways are making arrangements for the formation of similar offices in connection with the movement:

Vung Yuen Li (XXX), Thibet Road.

Kong King Li (XXX), Hacao Road.

Tai Lai Faung (XXX), Gordon Road.

Sin Ying Li (XXX), Tongain Road.

Mgoc Foh Li (XXX), Tongain Road.

Hwa Kee Avenue, Bubbling Well Road.

Teing Foh Li (XXX), Avenue Road.

The Rent Reduction Movement Committee has prepared a handbill entitled "A Manifesto issued in connection with the Rent Reduction Movement" which was distributed to its branches on January 3. The document states that as a result of the Sine-Japanese Hostilities in 1932 for which the Japanese are to be blamed, local business is greatly depressed. In the programm, of rehabilitation of Shanghai and restoration to its former progresses condition are a number of necessary measures but the principal and the most pressing of these is the movement for the reduction in house rentals. This reduction will relieve the residents from their present

The 3rd Branch Association of the 2nd Special District Citizens' Federation, 112 Rue Vouillement, issued on February 3 a notice strongly consuring the residents of the Two Teh Li (Life) Alleyway, Avenue Foch, French Concession, for ignoring the fact that the Association was negotiating with the landlord of the alleyway over reduction in rentals and purposely creating disorder. The notice also announced that the Tao Teh Li Section formed under the Association will be re-organized and the Association will not be responsible for any activity conducted by the Section prior to this step. This notice evidently refers to the attempt to the temants to prese the landlord for a further reduction after the Association had already secured a favourable reduction for them.

Eight representatives of the tements in the vicinity of the corner of Souleward dos Doux Republiques and Rus Mantauban held a conference in the Yuch Has Teacher, 23d Doulevard dos Doux Republiques at 2 p.m. Rebruary 2, 1934, and decided to urge the landlards to reduce the rest.

The following resolutions were discussed and passed:-

- l. That the landlords be requested to refund three menths rentels as a return for rest paid during the local Sine-Japanese Hestilities for which period tenunts were granted exception.
- 2. That owing to trade depression, the rest be reduced by one third with effect from Jemmany 1. 1954.
- 3. That pending a settlement of the dispute, all tements concerned be told to withold payment of rest.
- 4. That proporation be made for the expeniention of a townste.

In all there are 14 tenents consermed, all emure of shope, the rentals of which mage from \$127 to \$270.

These tenimes here established a temporary office at 104 soulsvard dee Deux Republiques. The Bent Collection Office of the landlords is situated at 230 Boulevard des Deux Republiques.

Fore 10 standing completes members of the Chapel
Fistrict Rent Reduction however Committee met in their office,
18 Chisc Tung Id, Uniso Tung Read, Chapel, between 2 p.m.
18 Ghisc Tung Id, Uniso Tung Read, Chapel, between 2 p.m.
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19 Ghisc Tung Id, Un

At 1 pens February 5, teenty manhors of the Chapel District Next Reduction Movement Committee, held a meeting in their effice at 18 Kinotung Li, Chinctong Road, Chapel, and passed the following recolutions:-

- 1. That rest reduction be upplicable in all cases even in respect of lesses premises.
- 2. That the sub-tenants be also entitled to rent reduction,
- 3. That an appeal to made to landlords for a reduction in rest and that a general investigation to make into rentals in Chapti.
- 4. That the logislative Yuan be requested to ment irtistes (corring hause rent agreement)
 440 and 450 of the Civil Gode.

Touchy one members of the 2nd Special District
Rest Reduction Movement Countities held a meeting in their
office at 434 Res Augusto Joype at 4,25 p.m. February &
one possed the following assolutions:-

- 1. That all branch office a be urged to accelerate the organization of section office in all alleyways.
- 2. That the report of the tenants of the rul sing Fang Alleyway, Mus Pere from and that of the tenants of no.146 Moute Dupleix against the landlords in connection with the rent question be investigated.

At a meeting of the Matate Owners Association in the office, 270 reking most, between 4 p.m. and 5.30 p.m. sebruary 5 at which awai lien range (), Chairman of the Association, presided, it was decided to inform the Manghai City Government of the decision of the Association to reject the demand of local temants for reduction in rest, but on the other hand to refrain from increasing existing restals.

Officer 1/e Special Branch.

Information. The Robertson Sur Ly

Weed Re. 12

SPANIAN AUMINIA.

C. & S. B. REGIALIA.

No. D J H 8 2

Special Branch, | 2 | 1 J 4

January 29,1934.

commissioner of rolice.

The attached referst from West Monghew.

On learning on the forenoon of January 28 that

the so-called Shanghai Municipality Rent Reduction

Committee proposed holding a motor car procession at

2 p.m. that day, I called Chang In-zung(% - %),

a leading member of the committee, to neadquarters and

pointed out that no sanction had been sought from the

s.M.C. he expressed regret and asked if this could be

overlooked, adding that all arrangements had been made

and giving an assurance that the so-called procession

would be limited to two vehicles only. After communicating

with D. C.(Div), I informed chang that the function could

go on provided only two vehicles took part and that the

route scheduled (attached) would be strictly adhered to.

To these stipulations chang readily agreed.

at about 2 p.m. Inspector rike, west nongkew, telephoned me to say that a procession of six vehicles were about to start off from the chamber of commerce and that he had informed p.v." who requested I should be notified. I instructed Inspector rike to point out to the responsible member of the Committee present that any number of vehicles in excess of two was contrary to the arrangement made with mr. chang and was a decided breach of faith. This was done, but nevertheless six cars took part and the procession did not abide by the route agreed upon.

A show of force on the part of west nongkew might have had the desired result of making these people limit the vehicles to two, but on the other hand this breach

Meta

Schrickley Let line is much

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of faith gives the police good and ample ground to prohibit any like venture which the committee should plan in future.

> The Rubertu superint endent. for O. i/c Sp. B.

OU CODY

January 28, 1934.

Copy of Special Branch Henort

wovement, two motor cars each carrying four persons and one small banner and several posters bearing on the movement will start from the Chinese Chember of Commerce, North Scochow Read at 2 p.m. to-day (Jan. 28) and traverse the fellowing reads, thereafter entering French Comments:

Henan, Peking, Thibet, Kiukiang, Bund, Hankow, Thibet, Foschow, Bund, Canton and Thibet.

The premoters have given an assurance that the bunners and posters will centain mothing of an impiting mature.

Distribution

D.O. "A"
D.O. "C"
Yest Kengkew Station
Contral Station
Louis Station

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Date = 91 / 1034	34

`	REPORT Dete 1954
Subject (in fi	(11) Rent Reduction Movement.
Made by	D.S.I. Hill. Forwarded by Finnane C.
	Sir,
<i>:</i>	'I beg to report that, propaganua in favour of the Rent
*	Reduction Movement, in the form of a motor car procession under
	the auspices of the "Shanghai Municipality Rent Reduction Com-
	mittee", left the Chinese General Chamber of Commerce Building,
	North Soochow Road at 2.30 p.m. 28-1-34.
,	Special permission was obtained from the S.M.C. by the
	promoters of this movement for two M/cars only, each carrying
	four persons. As the M/cars in the procession wore in excess
·	of the number allowed, Supt. Robertson, Special Branch, was
	communicated with, and on his instructions, the procession of
	six M/cars was permitted to proceed.
	Capt. Kennedy, D.O. "C" informed.
	Copy of pamphlets displayed in the procession attached.
	The procession returned to the Chamber of Commerce at
	4 p.in. 28-1-34.
	· ·
v	· Conia
	D. S. I.
	D.D.O. "C"Div.
	Officer i/c Special Branch.
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Special Branch

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Date Jan	Res 26, 34

SEARCEAL MUNISIPAL POLICE

REPORT

Made by D.S. Pitts. Forwarded by Wholemean ASS

Subject (in full) Foreign Interest in House Rent Reduction Movement.

Officer i/c Special Branch, enquiries elicit the information that up to the present, no concerted representations have been made by foreign residents or by organisations acting on their behalf, to their landlords for reductions in house rents. It is reported, however, that several members of the local Japanese community are individually interested in the House Rent Reduction Movement as sponsored by the Chinese Citizens' Federation, but nothing has been done to bring the matter to the official notice of any of the Japanese Street Unions and/or Federations, although it is likely that should the demands as set forth by the Chinese be complied with, the Japanese will request similar treatment.

With reference to the attached instructions of the

Officer i/c Special Branch.

Is them any truth
in a rumour enment
that sentain elements
of the foreign community
are interested or taking
hart in the fineaut
movement on the hart
of Chinese for reduction
of house next:

to amend the labour union law in order to have the Shanghai General Labour Union recognized.

Yesterday the Bureau of Social Affairs received an instruction from the Municipality of Greater Shanghai st ting that the Executive Yuan has permitted the Shanghai General Labour Union to change its name to "National Salvation Federation of Various Labour Unions in Shanghai" (上海不養之久以軍联行気)。

China Times and other local newspapers:

THE HOUSE RENT REDUCTION MOVEMENT

With a view to alleviating the burdens of the people during the present period of depression, a house rent reduction movement committee was proposed by the various public organizations.

On 16th January, a meeting of representatives of the public organizations was convened at the premises of the Chinese Chamber of Commerce, North Soochow Road, at which the regulations governing the organization of the committee were passed and 35 persons were lected members of the Committee.

It is ascertained that the first meeting of the Committee will take place at 2 p.m. to-morrow at the Chinese Chamber of Commerce and a notification has been issued to the members.

Following the launching of a house rent reduction movement by the various Chinese public organizations, many foreign residents associations have decided to call a meeting in a few days for the purpose of discussing the advisability of joining the movement.

According to the opinions of foreign residents, not only should the house rent be reduced, but charges for electricity, gas, water and telephone service should also be lowered, for they consider that the prevailing depression has affected not anly Chinese residents but the foreigners as well. They contend that prices have dropped everywhere in the world except in Shanghai, where the house rent and rates for all public utilities have increased.

The reduction movement is being sponsored chiefly by the Japanese Streets Federation, the White Russian Lerchants Federation, the Indian Federation, the Portugese Residents Association and other residents and trade associations. Even a number of British residents are supporting the movement.

In Shanghai, there are about 50,000 foreigners. The total amount of house rent paid by them is nearly equal to the amount paid by Chinese tenants (in the International Settlement the Chinese pay about \$3,000,000 while the foreigners about \$2,600,000), whereas the amounts of charges paid by foreigners for electricity, water and gas are more than those paid by Chinese.

The Shanghai Lunicipal Council has a voice in the control of these undertakings, but the actual power is held by the principals directors of these companies. Inasmuch as

SUNSMART UNICIPAL POLICE.

File No.

REPORT

Special Branch, S.1. Station,

Subject (in full) House Rent Reduction Movements.

Following the cessation of the Sino-Japanese hostilities in Shanghai on March 3rd a movement by various local public bodies was started with a view to persuading

landlords to suspend collection of rents in the zone directly affected and to reduce rents in areas indirectly affected by

the hostilities.

In order to further this movement, a meeting was held on March 19th and a body known as the "Shanghai Citizens' Rent Reduction and Exemption Movement Committee" was formed.

The following eleven persons were elected to serve on the committee :-

Chu Wei-sung (若慧情), Chairman of the Chekiang Provincials! Association, (Lien Chi Li, Avenue Road) and committee member of the National Salvation Association of

Various Shanghai Rodies, 91 Rubbling Well Road. Li Yung-haiang (李永存), Committee member of the Shanghai General Labour Union.

Loh Ching-dz (陸方土), Committee member of the Postal Workers! Union.

Yui Hwa-loong (余事就), Committee member of the Citizens Federation (No. 21 Lane 75, Sinza Road) and a lawyer, 21 Burkill Road.

Chao Tsz-kung (書志功), Committee member of the Citizens Federation.

Chang Ih-zung 爬), Committee member of the Citizens Federation.

Chang Heng-hai (延枝法), Committee member of the Citizens and a lawyer, 52 Newshwang Road.

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Yuan Hung-shung (美克動), representative of the Shoe Model
Shop Owners' Association formerly at Chapei. Important
Office in the Propaganda Department of the defunct
National Salvation Committee to Resist Japan. Privately
he acted as limision officer between the Committee and
the "traitorous" merchants.

Koo Wen Sung (顏文左), member of the 17th Branch Citizens Federation, North Szechuen Road.

of the local District Kuomintang.

Sung Ming-chi (猪鸡岐), member of the 3rd District Kuomintang.
Wong Mei-yung (王曼云), Secretary to the Propaganda Dept.

of the "Nantao Tenants' Rent Reduction Office" was established at Tung Tao Ka Loong, Great East Gate. This body was formed in order to press for reduction of rents in Nantao on the grounds of the straitened circumstances of the people caused by the Sinor Japanese hostilities and to assist their movement they approached the Bureau of Social Affairs and the Chinese Chamber of Commerce to promulgate regulations for the reduction of rents. Such regulations, however, were not then considered.

On March 24th, some ll committee members of the former organization held a meeting at 101 Chihli Road, and passed the following resolutions:

- 1. That the Estate Owners' Association be requested to instruct
 its members not to make trouble with their tenants over
 the rent due for the period of hostilities.
- 2. That the Courts be requested to deal with cases in

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connection with rent not paid by tenants during the period of hostilities, in accordance with the tenants' circumstances. A further meeting was held by the same organization on March 28 when it was decided that payment of rent be postponed until such time as a decision on the question of reduction and exemption of rents had been reached.

As a result of this agitation and publicity given to the movement, the shanghai land investment co. took the lead in reduction of rents and on March 30th issued a notice to tenants in the Sing Kong Li, Yangtszepoo Road imtimating that exemption from payment of rent for February and March would be granted provided that all outstanding rent prior to February was paid. This Company also took similar steps in the matter of all their Chinese tenants occupying properties north of the Soochow Creek.

On April 1st, the "Rent Reduction and Exemption Movement Committee" held a meeting at 101 Chihli Road and passed the following resolutions :-

- 1. That investigations be carried out to ascertain the alleged oppressive measures taken by the estate owners of the Sing Shing Li (新光星), Wuchang Road against the tenants and the case be thereafter referred to the Legal Section of the Committee for disposal.
- 2. That in connection with the voluntary concession made by the Shanghai Land Investment Co. in exempting the tenants from paying the February and March rents. a letter of praise be addressed to the said Company, and it be further asked to be leniert on the restriction requiring the

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tenants to pay all rents due to the company prior to February in view of the present straitened conditions of the tenants.

- 3. That a circular letter to estate owners be prepared exhorting them to either reduce or exempt rent.
- 4. That with a view to affording adequate protection, the

 Investigation Department be instructed to make enquiries

 re those estate owners who adopt oppressive measures in

 collecting rents.
- 5. That in view of certain estate owners spreading rumours
 against this committee for collecting registration fees,
 a notice be issued assuring the public that this committee
 does not receive any fees whatever.

On April 5th, a meeting was held by the same

Committee when the following resolutions were passed :-

them to grant reduction or exemption of rent.

2. That a letter be sent to the "Rent Reduction and Exemption

Committee of various organizations in the French Concession",

welcoming the three representatives appointed by the former

to join the committee in the Settlement.

The offices of the Rent Reduction & Exemption

Movement Committee removed on April 10th from 101 Chihli Road
to the 3rd floor, 251 Chefoo Road.

Rodgers followed the example of the Shanghai Land Investment
Co. and notified their tenants in the Daong Foong Li, Kwenming
Road that the rents for February and March would be waived
provided tenants paid up all rents due prior to February.

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Similar concessions were later granted to all of their tenants north of the Soochow Creek.

Movements was experienced during April, but on May 1st, the Ward Fong Tenants' Union held a meeting in their office. 51 Ward Fong. Ward Road and passed the following resolutions: 1. That the first resolution that the rents of houses in areas north of the Soochow Creek be remitted for February, March and April, while the payment for May and subsequent month's be decided in accordance with the District Rent Reduction & Remission Movement Committee, be observed. 2. That rent due grior to February be paid to the landlord

Little activity in the work of Rent Reduction

- according to the following instalment plan.
 - a) Those whose rents are six months or more in arrears --
 - 2 months arrears of rents to be paid every year.
 - b) Those whose rents are five months and or less in arrears -- one month arrears of rents to be paid every year.
- 3. That the new landlord be requested to treat the tenants the same way as his predecessor (At this time the Ward Fong estate had recently be sold to other interests).
- 4. That \$0.40 per annum be paid by each tenant of the alleyway to meet expenditure of the Union.

At the beginning of May a new body entitled the *Shanghai Bestern District Rent Reduction & Exemption Movement Committee" was formed with a communication address at No. 20 Museum Road, the office of a lawyer named Liu Hung-shing. The object of the promotors of the movement was to secure remission of rent for February, March and April and

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	reduction for the months thereafter.	
	On May 8th, the Chinese land	
	Ching Li and Vee Zeu Li, Pingliang Road i	ntimated to some
	30 of his tenants that their rent for Feb	
	would be exempted on condition that rent	in arrears be first
	paid. This offer, however, was refused	
	On May 13th, three represent	atives of the
	Shanghai Citizens Rent Reduction and Remi	ssion Movement
	Committee called at the Bureau of Social	Affairs and appealed
	for the issue of an order for the reduction	on and remission of
	rentals in Shanghai. \Subsequently on Ju	ly 8th, the Muni-
	cipality of Greater Shanghai issued a pro-	clamation in regard
,	to the above appeal. The following is a	translation of same :
	"After the outbreak of hosti	lities on January 28,
	the people living in war zones and vicini	ty suffered heavily.
	In consequence of this, the people are der	nanding a remission
	of house rent for the period of the troub	e while the attitude
	of realty owners is to the contrary. Di	spute has thus ensued
	and unless solved without delay, both side	es will have to suffer.
	Although cases of this nature are within	udicial jurisdiction
	the following arrangements should be observed	red;
7	1. The remission of house rents in Woosung	Kiangwan, Ying
	Heng, Chenju, Pangpu, Yinghsiangkiang,	Chapei, etc.
	(including extra-Settlement roads in the	ne northern District)
	should be 3 months.	· · · · · · · · · · · · · · · · · · ·
	2. Two and a half months for those houses	north of the Sechow
	Creek and west of the Heng Pang (creek).
	3. Two months for house onet of the m	_

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Yangtszepoo and vicinity.

4. One month for houses in Nantao, in Pu Scong District

(Rubicon & Monument Roads area) and north of the Scochow

Creek.

These regulations aroused considerable agitation among persons connected with rent reduction movements as they considered that the landlords were being favoured and also as no mention had been made of a remission of rents of houses situated in the Pootung and other areas. In addition to an appeal for the rescission of the proclamation the discharge and punishment of Mr. O. K. Yu, Secretary of the Municipality of Greater Shanghai, was also called for as he was considered to have been responsible for the drafting of the regulations.

Numerous meetings were subsequently held at
which the usual resolutions of refusal to pay rent, demands
for a reduction of rent, etc. were passed but nothing definite
occurred until two of the realty companies sued their tenants
in the Shanghai Special District Court for arrears of rent.
These companies were the Metropolitan Land Company and the
Cathay Land Company and in both cases decisions were handed
down in their favour. The decisions were made public in
July, 1932 and from that time little or no agitation has been
experienced.

File

Wh Ouncary

D. S. I.

officer i/c Special Branch.

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Form No. 2

MUNICIPAL POLICE.

REPORT

SHANGHAI MUNICATAL POLI E C. & S. B. REGISTRY.

Subject (in full) ... Kent Reducti Remission.

Made by D. S. I. Golder Forwarded by The Robertson.

pudication by the Mayor of Greater

Shanghai of ' and reduction have held me satisfaction clamation. resentment a of the Sooch whereas it i were forced Hostilities a meeting he Chinese Cham that five of the Governme the proclama action has b Municipality issue of the of the Mayor the Executiv

ίV that, with 1 district and being paid v the refusal of inadequa hostilities Shanghai Wat

Sir clamation dealing with rent remission itizens' Federation and other bodies at which they voiced their dise terms laid down in the said prod appear that the greater part of the rom the fact that the areas south k, were not afforded any relief, ed that those residing in these areas end business during the Sino-Japanese sustaining heavy losses. During he Citizens' Federation in the Commerce on July 21st it was decided mmittee be sent to Nanking to approach rding the unfairness of the terms of sued by mayor Wu on July 9. ratalled by the Greater Shanghai ave issued a notice in the July 23 ao informing the public that the terms clamation have been promulgated by in Nanking. aid to various property owners show eption of some parts of the central in the east of Shanghai, rents are any undue trouble. In some cases rent is not based upon the question ef in connection with the local a protest against the decision of the ks Company to install metres and to

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.....Station, REPORT Date.....19 Subject (in full)..... Made by Forwarded by - 2 charge tenants according to recorded consumption. This matter in the opinion of mr. Buck of the Shanghai Land Investment Company will eventually develope into litigation between the Shanghai Water Works Company and the landlords. In regard to the proclamation issued by the Mayor of Greater Shanghai Mr. Buck stated that the general attitude of the foreign property, towards it was not certain, but as previously reported, the provisions of the proclamation do not differ greatly to the relief measures decided upon by the landlords, However the question of the power of the local government to issue such an order affecting the settlement would only be questioned in the event of the landlords being forced to sue tenants in the local courts and should the presiding judge in rendering a decision unfavourable to the complainants quote the proclamation as the basis of such decision. D. Officer i/c Special Branch. O. i/c Sp. Br.

JULY 25 1932

Extract from Daily Intelligence Report of July 22, 1932.

Citizens' Federation - meeting

17 members of the Citizens' Federation held a meeting in the Chinese Chamber of Commerce Building, North Honan Road, between 4 and 6 p.m. July 21 and passed the following resolutions:-

- 1. That a Rent Reduction and Exemption Committee be organized.
- 2. That five representatives be sent to proceed to Manking and appeal to the Manking Government in connection with the measures relating to rent reduction and exemption recently promulgated by the Shanghai Municipality.
- 3. That a general meeting be convened after the return of these representatives.
- 4. That posters in connection with the movement be prepared for posting.
- 5. That the following committees be organized to undertake various tasks:

Finance Committee.

Scheme Planning Committee.

National Goods Promotion Committee.

6. That the National Government be requested to accelerate the restoration of the lost territory in the North East.

Extract from the Intelligence Report dated 21/7/32

Citizens Federation and dissatisfaction with rent measures of Shanghai Municipality

Strong dissatisfaction now exists among the members of the Citizens Federation and the Rent Reduction and Exemption Movement Committee with Mr. Yui Hung-chung, Secretary of the Shanghai Municipality who, it is alleged, is responsible for the drafting of regulations governing rent reduction and exemption recently promulgated by the Shanghai Municipality. These measures have since the announcement met with strong opposition from these associations on the ground that the residents in the area to the south of the Soochow Creek do not benefit by them. It is reported that in the event of the Shanghai Municipality continuing to ignore the opposition and refusing to make any amendments, these associations will send representatives to Manking and appeal to the Manking Government.

Citizens' Federation - Meeting

Some 50 representatives of various branches of the Citizens' Federation held a meeting in the Chamber of Commerce, North Honan Road, between 3 and 7 p.m. July 15, when the following resolutions were discussed and passed:

- 1. That the following measures be adopted against the proclamation of the Greater Shanghai Municipality on rent reduction (which does not satisfy the expectations of the Federation):
 - a) That a manifesto opposing the proclamation be issued.
 - b) That the Municipality of Greater Shanghai be told of the improper as well as omitted points in the proclamation and be requested to withdraw it and to promulgate another complete one.
 - c) That an appeal be made to the Mational Government.
 - d) That a general strike of local shops be resorted to when necessary to enforce the demand.
 - e) That a "Rent Reduction and Remission Special Committee" be organized.
 - f) That the local Kuomintang be informed of the improper as well as omitted points in connection with rent remission in the proclamation issued by the Municipality.
 - g) That the local judicial authorities be requested to be lenient to the tenants in rent cases.
 - h) That the Chinese Ratepayers' Association be requested to ask the S.M.C. and not to interfere in rent disputes on behalf of landlords until the rent remission dispute is settled by the Federation with the Municipality.
 - i) That the National Government be requested to dismiss forthwith the Chief Secretary of the Municipality (Yu Hung-chun) and adequately punish him for offering wrong opinions on rent reduction and remission.
- 2. That the Special Committee To Oppose the Increase in Telephone Charges be instructed to negotiate with the S.M.C. and the Company for the concellation of the increase, and local subscribers be told to pay the charges according to the old scale.
- 3. That opposition be made to the signing of a "Loss of Right" agreement in connection with the local extra Settlement roads.

- 4. That the National Government be requested to prohibit strictly the public sale of opium.
- 5. That a manifesto be issued opposing the initiating on the part of the British Chamber of Commerce of the convention of a Round Table Conference.
- 6. That the Federation persist in the decision to sever financial relations with the Japanese.
- 7. That the National Government be urged to despatch forthwith troops for a campaign against ManchuKuo.

Form No. 2 G. 25,000-I-32

SHANGHAI MUNICIPAL POLICE.

REPORT

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Rent Remission and Reduction

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In connection with the proclamation regarding rent reduction and remission issued by the municipality of Greater Shanghai on Saturday, July 9, a visit was paid to the office of ar. A.M. Preston, No.43 Peking Road, Vice-Chairman of the Shanghai Property Owners' Association. He stated when approached regarding the proclamation that the terms laid down therein were very much the same as those agreed upon by the association of which he is the Vice Chairman and that so far as he could at present see there would be nothing to gain by making any protest in the matter. In most cases the remission and reduction of rent conforms with the scheme for the remission of the municipal Rate, whilst the proclamation issued by the municipality does not differ materially from the rate remission scheme.

Between 4.45 and 6.35 p.m. on July 10 at a meeting in their offices on Chefoo Road am the Rent Reduction and Remission Committee discussed and passed the following resolutions:

- 1. That a petition to be submitted to the municipality be drafted pointing out the unfairness of the measures dealing with rent reduction and remission promulgated by the municipality.
- 2. That tenants of Shanghai be notified pending a satisfactory reply from the Shanghai Municipality to the above petition to withhold rent payment.
- 3. That the Central Government be requested to instruct the Shanghai municipality to reconsider the matter.
- 4. That a circular telegram be despatched soliciting assistance from the nation concerning the matter.

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SHANGHAI MUNICIPAL POLICE.

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Date July 8.7 1932.	-

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Made by	D. S.	Golder		Forwarded by-	Jhw (Robertson	Julit

estate on East Kashing Road, Mukden Road, Thorne Road and
Urga Road who on June 25 began agitation for the reduction
of rent have ceased such agitation since the landlords have
promised to Yemit rent for the whole of April. In this
connection a visit was paid to the offices of the Shanghai
Land Investment Company, 32 Jinkee Road on July 7th when ar.
Buck informed the undersigned that so far as he could see the
tenants in the majority of cases were showing signs of acceding
to the arrangements in regard to rent made by the landlords.
There still remains however some agitation regarding the
change of the water supply system, the Chinese claiming
that the system will be putting an undue hardship on them
as it will be increasing the water charges by some 200 percent.

Regarding the suit successfully instituted by Algar

& Company against their tenants in Pakhoi Road; for the
recovery of arrears of rent, judgment in which was rendered
on July 5, this case in the opinion of various landowners
including the representative of the Shanghai Land Investment
Company (Mr. Buck, aforementioned) will have a marked effect
upon future cases of this kind and might go a long way to
effectually bringing the tanants, whose rent is in arrears,
into line.

Seven members of the Rent Remission & Reduction

Committee at a meeting held in their office, 251 Chefoo Road,

between 4.20 and 6 p.m. July 7, passed the following

resolutions:

1. That the two legal advisors of the Committee be requested to deal with the dispute between the landlord and the tenants

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Form No. 2 G. 25,000-1-32	SHANGHAI MUNICIPAL POLICE.	File No
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	of the Foh An Li, Hungtsung at the end of P	
	Shanghai Municipality for the promulgation	of measures dealing
,	with rent reduction and remission. 3. That a petition be submitted to the Spe	cial District Court
L	pointing out the weak points in the sentence	-
	landlord and tenants of the Dong Tsung Faun	
	and Pakhoi Road.	House
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REPORT

	Date June 27, 19 32/
Subject (in	full) Shanghai Citizens Rent Reduction and Remission
	Movement Committee - General Meeting.
Made by	D. S. Golder Forwarded by The Kobertson, Suft.
	One hundred and thirty two Chinese claiming to
	represent various local bodies attended a meeting convened
	by the Shanghai Citizens Rent Reduction and Remission Movement
	Committee in the Zang Kung Primary School, 186 Burkill
	Road, at 3 p.m. June 26 and passed the following resolutions:
	1. That the Shanghai Municipality be requested to promulgate
	before the end of June measures for dealing with rent
•	reduction and remission.
	2. That the Shanghai Municipality be requested to request
	the Judicial Authorities not to hear any case regarding
	the current rent dispute until these measures have been
	promulgated.
	3. That seven representatives be appointed to submit an
	appeal to the Shanghai Municipality regarding the rent
,	question.
	4. That local various bodies be instructed to submit
	similar appeals to the Municipality.
	5. That a manifesto be issued advocating the necessity
	for rent reduction and exemption.
	6. That those tenants who have entered into agreement
	with the landlords regarding rent reduction be entitled
	to the same reduction and exemption as those who so far
~	nave not done so.
	7. That the local water companies be requested to continue
	the supply of water to tenants irrespective of the
	application of the landlords for discontinuance of supply
	as a counter measure against the non-payment of rent.
	8. That pending the promulgation of measures by the
	Municipality, the rentals be deposited in the banks.

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During the meeting, copies of a handbill containing the following resolutions passed at the 2nd Representative Meeting held in the Ningpo Fellow Countrymen's Association on April 29, 1932, and submitted to the Shanghai Municipality for approval and promulgation, were distributed among the attendance:

- 1. That the rent of houses in areas north of the Soochow

 Creek be remitted for February, March and April, while the
 rent question for May and subsequent months be decided
 in accordance with the circumstances obtaining.
- 2. That the rents of houses in Nantao, Pootung and Western
 District Extra-Settlement road areas be remitted for
 February and March and that only 40% of the rent be paid
 for April and until such time as normal conditions are
 restored.
- 3. That the rents of houses in that part of the Settlement south of the Soochow Creek and in French Concession be exempted from payment for February and March and that only 50% of the rent be paid for April and until such time as normal conditions are restored.
- 4. That the rents of houses in Chapei, Chenju, Kiangwan,
 Woosung and the areas north of the Boundary Gates of the
 Settlement be totally remitted until such time as normal
 conditions are restored.
- 5. That with the exception of the districts mentioned in

 (1) and (4), charges for electricity and water etc.

 for the period during which rent is remitted be paid

 by the tenants and that the sub-tenants should also

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	pry the rates to the 1st to	enants proportionate	ly.
į.	6. That the lat tentants and t	the sub-tenants be e	ntitled
- -	to equal remission and/or a	reduction in rent.	
-	7. That during the period of a	rent remission and r	eduction,
-	neither the estate owner no		
	ask their sub-tenants to re	emove or increase the	e rental.
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Form No. 2 G. 25,000-I-32

SHANGHAI MUNICIPAL POLICE.

REPORT

	SHANGHAI MUNICIPAL POLICE C. & S. B. REGISTRY.
	No. D. 34 Senton
Date	D. vune 25, 6 32.

Subject (in full) Rent Remission and Reduction.

Made by D. S. Golder Forwarded by The Koberton Suft.

At 10,30 a.m. June 25 a visit was paid to the Shanghai

Land Investment Company, No.32 Jinkee Road, when Mr. Buck

handed to the undersigned three documents in Chinese (attached
hereto) which were distributed to the tenants of the Shanghai

Land Investment Company property on East Keshing, Thorne,

Mukden, Dixwell and Urga Roads. Two were handbills purporting to have been issued by the Propaganda Department of the
Shanghai Zuan Ching, Zuan Kong and Zuan Yui, Three Alleyways

Tenants Union, office No.3, Lane No.304 East Kashing Road,

which read as follows:

Poster 1 We shall not pay the rent until the object

of rent reduction and remission is attained!

Poster 2 The only method of lengthy resistance is to

The third was a card issued by the National Industrial Bank of Chine and bearing the chop in red and purple of the above Union. The Union are urging the tenants to pay their rent into the above mentioned bank (Hongkew Branch) and not to withdraw it or pay the landlords who are the Shanghai Land Investment Company unless ordered to do so by the Union.

deposit the rentals in banks.

The Shanghai Land Investment Company granted the tenants in the areas mentioned above two months remission of rent; later, however, the Council granted three months redemption of Municipal Rates the Company therefore considered the granting of a further month but so have not done so. The action on the part of the Union in causing the tenants to pay their rent into the bank is considered by the Company as highly irregular and liable in the future to cause a great deal of dissatifaction among the people concerned,

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	inasmuch as the Union will have control of a considerable
_	amount of public money which legally should have been
_	paid to the Shanghai Land Investment Company.
_	The Inspector-in-charge of Kashing Road Station has
_	been communicated with and requested to make observation
	in the vicinity of East Kashing Road for the appearance of
_	any further handbills and/or Union activities whilst
	enquiries are going forward with a view to obtaining the
-	named and antecedents of the Union committee members.
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-	Officer i/c Special Branch.
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Form No. 2 2- 25,000-1-32

SHANGHAI MUNICIPAL POLICE.

REPORT

Subject (in full) Meeting of the Chinese Realty Owners

Date 18, 1 D. 19 5 13

Association

Made by D.S. . Tilton Forwarded by-

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Members of the Chinese Realty Owners' Association numbering at present 120, held a meeting at 3.30 p.m.

May 14, 1932 at their offices No.96 Peking Road when 50 members attended. Mr. Kwei Yen Fong, Mamager of the National Commercial Bank Ltd, Realty Trust Department, 74 Szechuen Road, Chairman of the Association presided, and the following resolutions were passed:

1. That the S.M.C. be requested to give an explanation for having approved without first consultations.

- having approved without first consulting with the consumers the decision of the Shanghai Water works to collect the water rate according to meter reading, and that the Council be apprised of the disregard of the Company for the position of the estate owners by resolving to cut off water supply for non-payment. The adoption of which measure is also detrimental to the welfare of the people.
- 2. That the amount of rent of houses north of the Soochow

 Creek be reduced or remitted in proportion as the ratio

 devised by the Municipal Council regarding reduction and

 remission of the Municipal Rates and that the Shanghai

 Water Works, Shanghai Power Company and the Municipal

 Council be respectively asked to remit the water rate,

 electricity charges and land tax during the period when

 rentals are remitted.
 - 3. That all members refuse to sign contract for water supply according to meter system.
 - 4. That estate owners be advised to construct artesian wells for water supply.
 - 5. That the Shanghai Water Works be advised to adopt the

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following measure in the event of the meter system being introduced :-

- a) That every house be installed with a meter, the installation fee and the deposit for which the estate cwners will not be responsible.
- by the Company and the estate owners will accordingly reduce the rentals to the actual value (not to include the water rate at 6.25%)

The estate owners and agents are rigorously pressing their tenants for settlement of arrears of rents, and as a result of these efforts a very slight improvement is given, although the Eastern district, covering a large area, presents a serious proposition in the continued refusal of the tenants to pay any rent, which may be attributed to the activities of the various Committees formed by the tenants for reduction and remission of rents, and to the poprer class of tenants residing in the Eastern district..

The case of Algar and Company, Estate agents versus the tenants of the block of buildings at the rear of the Wing On Company, Nanking Road for non-payment of rents will be heard at 2 p.m. May 19, 1932 at the Special District Court, Court No.10, 17 tenants are involved.

Committee of the Shanghai Property Owners Association, and Mr. Kwei Yen Fong, Chairman of the Chinese Realty Owners Association, the latter is also a member of the General Committee of the Shanghai Property Owners Association

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regard this case as very important, as the outcome will undoubtedly be accepted by other tenants as to the question of payment of arrears and remission of rents of premises south of the Soochow Creek of which the estate owners and landlords are requesting full settlement, without any reduction or remission.

D. S. . . Jellon .

Officer i/c Special Branch.

deuslin & its effect on the vent nemission movement will be submitted in due course

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SHANGHAI MUNICIPAL POLICE.

Title No. SHANGHAL MUNICIPAL Special Branch S. B. REGIST.

REPORT

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Date	May	18,	IQ	32.
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Subject (in full)...... North Chang Kang Li Tenants Association

"Alabaster Hoad (河拉白司脱路北長康熙客聯合会

Made by D.S. Tilton Forwarded by Tho Kohertson

The North Chang Kang Li Tenants Association was inaugurated on April 10, 1932 with an office at No.207 North Chang Kang Li, Alabaster Koad. The Committee consisted of Chang Tung Sung (張東生), tenant of No.198, and Hau Chih-an (許志安), tenant of No.206 and Mi Peng-tah (永本德). tenant at No.176 of the afore-mentioned alleyway. The membership numbered 56 tenants who each subscribed 50 cents which was expended by the Committee as expenses. Negotiations were immediately commenced between the estate agents D.H. Benjamin and Co., 259 Kiangse Road and the association who requested 3 months remission of rents and arrears of rents to be paid by instalments, while the estate agents desired the arrears to be immediately settled and they would allow 2 months remission.

The Committee members stated that they represented bona-fide tenants only of the houses of the above estate agent situated in that locality, and rather than prolong the matter to an indefinite period and to avoid any action in the Shanghai Special District Court, the Association intended later to propose to the estate agents a 2 months' rent remission and arrears settled by instalments, as the tenants had undoubtedly suffered considerable hardships from loss of employment and forced to rent other premises in safe zones, and thus immediate settlement of arrears of rent is impossible.

The Committee members stated they did not desire to gain any unjust profit from their labour, their work was purely representing the tenants and not prompted by any alterior motives, they had no wish to amalgamate with other associations formed for the purpose of rent reduction and remission. Their

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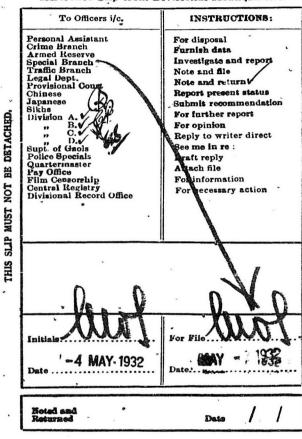
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	object was an early, fair, and amicable settlement with the
6.	estate agents on behalf of the temants.
	On May 6, 1932, the Association accepted the terms
	of the estate agents, of 2 months rent remission, a renewal
	of the leases to extend to May 1934, and arrears of rents
	to be settled by instalments of such sums as the tenants
	can afford each month.
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To Shanghai, Mary Indiposition

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To Shanghai, Mary Indiposition

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SHANGHAI MUNICIPAL POLICE.

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REPORT

1 B	SHANGHAL MUNICIPAL POLICE Canchas, B. REGISTRY.
	eno. 13 748 19 3
Date	No. 13 7 8 2.

Subject (in full) Shanghai Citizens' Rent Reduction and Exempt

Committee - Promoters, aims and objects

Made by D. I. Sih Tsz-liang Forwarded by

The Shanghai Citizens' Rent Reduction and Exemption Lovement Committee 上岛市民城免房和重動委員會 with offices at 251 Chefoo Road was inaugurated at a meeting held in the Ground Nut Dealers Association, 101 Chihli Road on March 19, extract from the 1932 by representatives of various public bodies (Vide attached/ Intelligence Report of March 21, 1932). The principal promoters of this body are : Chu Wei Sung 储慧層 1. Chairman of the Chekiang Provincials' Association, (Lien Chi Li, Avenue Road) and a committee member of the National Salvation Association of Various Shanghai Bodies (91 Bubbling Well Terrace, Bubbling Well Road), Yui Hwa Loong (余垂龍), committee member of the Citizens' Federation (Chinese Chamber of Commerce Building, North Honan Road) and a lawyer, 21 Burkill Road, and Yuan Hung Chiung (衰竭的), representative of the Shoe Model Shop Owners' Association, formerly at Chapei. officer in the Propaganda Department of the defunct National Salvation Committee to Resist Japan. Privately, he acted as liaison officer between the Committee and the "traitorous" merchants. The Committee is an organization formed for the

purpose of persuading the landlords to suspend the collection of rent or reduce the rentals for premises in the Settlement. This being so, it is not in position to force either landlords or tenants to comply with its proposals. In the event of a landlord insisting upon collecting the full amount of rent due, the Committee has no redress but will resort to petitioning the Courts should civil action be commenced

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	against a tenant, asking them to consider	r the financial
	straits of the Shanghai public and render	r a decision in
	favour of the tenant. Letters in this	s strain have already
•	been sent to the various Chinese Courts	in Shanghai by the
,	Committee.	
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SHANGHAI MUNICIPAL POLICE.

CE. SHANGHAI MUNICIPAL POLITE S. & S. B. REGISTRY STATEMAN, No. D 3482.

File No.

REPORT

Subject (in full) Shanghai District Rent Reduction and Remission Movement

Committee - meeting.

Made by D. I. Sin Tse-liang Forwarded by The Kolertson, Supt

in accordance with the instruction, 1 beg to enumerate the name, address and pusiness etc. of six persons who participated in the meeting convened under the auspices of the Shanghai District Rent Reduction and Remission movement Committee in the Ningpo Fellow Countrymen's Association on April 28 : -Yui Hwa Loong (今英福), a lawyer with an office at 2 Burkill Koad, committee memoer of the Citizens' rederation and rederation of Street Unions, representing the 9th Branch Citizens' Association. ne presided over the meeting and moved the proposals, Yuan Hung Chun 读问的), committee member of the Leather Snoe model makers Association formerly located at 1156 Sing ming Road, Chapei, and a Secretary of the defunct National Salvation Committee to Resist Japan which was located in the Temple of Queen of Heaven. He has no regular employment and although a committee member of the model makers' Association ne is not a snow model maker nor does ne own any shop. During the meeting he proposed that every organization subscribe a monthly fee of \$5 to the upkeep of the Rent Committee and advocated that any landlord who resorts to strong measures in enforcing the payment of rent be sued in the Court. Zao Tsz Kung (考表切), committee of the Hwei Ning Fellow Countrymen's Association, House No. 2 Lane 75. Sinza Road and the Citizens' Federation. Editor of the "Morning Shantung Rd. Paper". He gave a brief account of an appeal made to local Judicial Authorities for assistance and added that the Shanghai Special District Court desired to have a

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	copy of the regulation of the Committee	(no rules or	
	regulations have yet been fomulated).	,	
•	Koo Wen Sung (M & 1), member of the Pre	paratory Commit	ttee
	of the French Concession Citizens' Asso		
<u> </u>	in the French Concession but owns the Y		
	Studio at No.491 North Szechuen Road.		rt.
v	to the attendance on the forcible remove	ι.	
	of furniture from the Studio by the Lar		
	represented by A. Du Pac de Marsoulies		
	ment of rent. He appealed to the audi	ience for assis	tance.
	Wong Mai Yung (3 2), committee member	er of the 3rd D	istrict
	Kuomintang and Li Yung Ziang (孝永祥),		
	of the Shanghai General Labour Union,		
	speeches emphasizing the necessity for		
	exemption of rent in view of the very		
	obtaining in Shanghai.		
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		Ise Liang	
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Officer i/c Special Branch.

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File No.....

Subject (in full) Shanghai District Rent Reduction and F	Comission Movement/ 3/
Shojett (in juit)	Date A.
Committee - meeting	
20 0	(1) 0 - 61.
Made by D.I. Sin Tse-lieng Forwarded by	Kulentein, Supr
12 tac by war aca by war aca by	,

Some 160 Chinese claiming to represent various street unions, branches of the Citizens' Federation and Tenants' Union held a meeting under the auspices of the Shanghai District Rent Reduction & Remission Movement 80 Thipet Road, Committee in the Ningpo Fellow Countrymen's Assn. 3 and 5.45 p.m. April 28. Yui Hwa-loong (余季試), lawyer with an office at 2 Burkill Road, presided. following resolutions were discussed and passed:-1. That the rents of houses in areas north of the Soochow Creek be remitted for February, March and April, while the rent question for May and subsequent matters be decided in accordance with the circumstances obtaining 2. That the rents of houses in Nantao, Pootung and Western District extra-Settlement road areas be remitted for February and March and that only 40% of the rent be paid from April until such time as normal conditions are restored. 3. That the rents of houses in that part of the Settlement south of the Soochow Creek and in French Concession be exempted from payment for February and March and that only 50% of the rent be paid from April until such time as normal conditions are restored. 4. That the rents of houses in Chapei, Chenju, Kaangwan, Woosung and the areas North of the Boundary Gates of the Settlement be totally remitted until such time as normal conditions is restored. 5. That the 1st tenants and the sub-tenants be entitled to equal remission and/or reduction in rent; but the latter should pay the electricity and water rates to the

Form No. 2
G. 25,000-I-32

File	No	

 Station

	REPORT		
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	former proportionately.		
	6. That during the period of rent remission	on and reducti	on
	neither the estate owner nor the 1st t	enants should	ask
	their sub-tenants to remove or increase	e the rent rat	e.
	7. Thet in view of the fact that many est	ate owners are	L
	inserting advertisements in the local	press notifyin	g
	the tenants to register with them at a	certain fixed	
	date under pain of being ejected, vari	ous public	
	bodies be asked to chop and endorse a	petition to be	
	submitted to the local Kuomintang and	Government	
	Authorities for assistance.		
	8. That the assistance of local courts be	also solicite	d
	t, in this matter.		
•	9. That the Municipality of Greater Shang	hai be asked t	.0
	deal with these estate owners making u	se of the above	re
	mentioned oppressed measures towards t	he tenants, as	L
	"Chinese traitors".		
	10. That a manifesto advocating the neces	sity of rent	
	reduction and remission be issued.		
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	Su	h Fre Liang D. I.	Z
		D. I.	
	Officer i/c Special Branch.		
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Form No. 2 G. 25,000-1-32

SHANGHAI MUNICIPAL POLICE.

Special Branch

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	C.	&	S.	B.	RE	GIS	TR	Y.
Br	an	o.k	. :	1	1	A.	2	'n

REPORT

	KEI OK!	Date Lay 6,5. 1934
Subject (in full)	Shanghai Eastern District Rent Redu	ction and
	Exemption Movement Committee - New	body established
Made by D. I.	Sin Taz-liang Forwarded by Hhr	Lobertin Supt.

A new body entitled Shanghai Eastern District Kent Reduction and Exemption Movement Committee with a communication address in the office of Liu Hung Shing (沖湾董、), a lawyer The promoters at No.20 Museum Road has come into existence. of this movement, which it is reported has the support of about forty tenants in the Mastern District, are as follows :-Yeu Ching-tsing (九 境 清), unemployed, residing at 32/5 Sungpan Li. Sungpan Road. Kuo Shih-fu (事 石大), a merchant living in a Chinese dwelling to the west of Sungpan Road. Liu Tsung-sung (注 差), a labourer, residing at No. 2 Wu Ziang Li, Ningkuo Road. It is reported that the object of this Committee is to secure remission of rent for February, March and April and a reduction for the months thereafter. Sih Tseliang Officer i/c Special Branch. is information is included in 1.R. of 6,5/32

File No.

Reference Slip from Divisional Headquarters.

	To Officers i/c.	l leadquarters.
		INSTRUCTIONS:
THIS SLIP MUST NOT BE DETACHED.	Personal Assistant Crime Brench Armed Reserve Special Branch Traffic Branch Legal Dept. Provisional Court Chinese Japanese Sikhs Division A. D. Supt. of Gaols Police Specials Quarterinaster Pay Office Film Censorehip Central Registry Divisional Record Office	For disposal Furnish data Investigate and report Note and file Note and returns Report present status Submit recommendation For further report For opinion Reply to writer direct See me in re: Draft reply Attach file For information For necessary action
THIS SIT	Book	
	Initials for 20 20 wo	For File
	Date 3 5 37	Date
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	Noted and Returned	Date 1932
		-

Memorandum.

Police force,
Municipal coungil,
Shanghai, May 2 May 2

formation and formation to D. O. J.

O. i/c Sp. Br.

Memorandum. POLICE FORCE, Q: i/c Sp. Br.

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Memorandum.

1

POLICE FORCE, MUNICIPAL COUNCIL,

Shanghai, Ysy 1 193 2

ToCommissioner of Police.

Sir

Information. This report will be circulated for the information of Divisions with a view to having the rent remission movement watched, and suitable action taken in case evidence is obtained that illegal measures are being used to further the campaign.

Officer 1/c Sp.Br.

ch- PA

File No.....

SHANGHAI MUNICIPAL POLICE.

S.1, Special Brunch Gare

REPORT

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Subject (in full)	Meeting	of the	General	Committee	for 1932	9/1 /	1
	the	Shanghai	Propert	y Owners'	Associat	ion.	
					1 .		

Made by D. S. Tilton Forwarded by The (Kobertson, Supt

At 5 p.m. April 28, 1932, the General Committee for 1932 of the Shanghai Property Owners' Association held a meeting at No. 28 Jinkee Road, offices of the Shanghai Land Investment Company, Ltd. Fifteen members attended and Mr. A.M. Preston, solicitor of Ellis and Hays, legal practitioners, 43 Peking Road, Vice-Chairman of the General Committee, presided. As a result of this meeting, it was decided by the Committee to uphold and abide with the decision of Algar & Company, Estate Agents, No.5 Hongkong Road, acting for the Cathay Land Estate Company in connection with a block of buildings comprising, a hotel, a bath house, shops and houses situated at the rear of the Wing On Company, Nanking Road, to commence proceedings against some 25 Chinese tenants for non-payment of rents. Formerly these tenants raised an objection to paying the full rentals and were warned by Algar & Company that action would be taken against them in the Shanghai Special District Court, the tenants then agreed to pay, but on April 26, the tenants communicated with Algar & Company, stating they had no intention of paying the full rent and would fight the case in the Court. The members of the Shanghai Property Owners' Committee regard this as a test case and will await the outcome pending further action against their tenants. Algar & Company are at present the only agents, who have experienced serious opposition with tenants south of the Soochow Creek; no other complaints have been made by the other members of the General Committee. Mr. A.M. Preston also brought to the notice of the members and handed in-to the meeting two letters

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REPORT

	Station,
Date	19

Subject (in full).....

Made by......Forwarded by....

- 2 -

received on April 26 and circulated by the Shanghai Bar
Association to its members, copies of which were obtained
and are attached. These letters were issued by the
"Committee of the Shanghai Residents Rent Diminution",
requesting that members of the Shanghai Bar Association
refuse to act for the landlords who contemplate action
against tenants for arrears of rent. Mr. A.M. Preston
stated he had obtained a firm of Chinese legal practitioners
to accept any cases of the members.

The land estate agents and property owners have contemplated a move against their tenants for non-payment of rents for some days, after futile attempts in the past to negotiate with their tenants to settle the arrears of rent, when a remission of two months rent would be made, or a sliding scale adopted to meet each individual instance on its own merits, as some tenants had suffered greater than others, thus no hard and fast rule could be made to deal effectively with the tenants as a body.

The failure of the tenants to meet their obligations is the result of the activities of the various committees formed by the tenants and others, who have instructed their members to withhold all payment of rents, pending further decision by these committees, who are expected to attempt to force the property owners to accept their terms, which will undoubtedly prove to be exhorbitant.

The Japanese tenants north of the Soochow Creek are also considered to be a serious problem as they are holding out for six months' remission of rents, and an

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REPORT

	Station
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Subject (in full	()
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	- 3 -
1.	appeal made by the Shanghai Property Owners' Association to
-	the Japanese Consular Authorities has not proved of any
[.	assistance, and the position remains unchanged at present.
1.	Owing to the large numbers of Chinese tenants
1.	north of the Soochow Creek refusing to pay the rents, the
	property owners did not desire to take immediate action
	through the Court, also because the cases would take
	considerable time to be dealt with and would doubtless be
, .	remanded and appeals made by the tenants, but the continued
	refusal to pay which is attributed to the work of the
1.	various committees formed for the purpose of obtaining
	rent reduction and remission, has brought matters to a
	head and in the event of successful action in the case of
[-	Algar & Company, further proceedings will be taken against
].	tenants in arrears of several months' rent and those
	that are suspected to be the chief agitators against a
<i>'</i>	settlement with the property owners.
×	The Shanghai Property Owners' Association regard the
	various committees recently formed as the whole cause of
,	refusal of their tenants to pay, and without such influence
,	of these committees, the tenants would have come to an
	agreement, as the majority are suspected to be willing to
	abide by the property owners' decision in each case, but
1	these tenants are awaiting the decision of the committees,
	rather than incur the wrath of the other members of the
_	various committees, This has been proved to a certain extent

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in the ability of certain land owners to collect a number

of rents quietly, and also as attached letter to the

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Station,

Subject (in full	Date19
	Forwarded by
· I	- 4 -
	China Realty Company from one of their tenants who was
! !.	prepared to pay and then was instructed not to do so
	by the "Shanghai Citizens' Union and Committee for the
	Cancellation and Reduction of House Rent".
	The present position of the property owners,
	some of whom have very large interests in property north
	of the Creek is considered to be a very serious one and in
	the event of continued agitation and refusal of the tenants
1_	to meet their obligations will result in a financial
	crisis in Shanghai.
	alter Collen.
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]-	Officer i/c Special Branch.
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Translation of a Circular Letter From Shanghai Bar Association to Its Members

Dear Sir,

We have received a letter from the Committee of Rent Reduction and Exemption Society of French Concession, which says:

"In accordance with the tendency of the times to alleviate the sufferings of the populace and lessen the burden of the people and to readjust the economic interest of society and with a view to consolidate the unity of the tenants that just treatment may be achieved, our Society was organized on the 31st of March by representatives of the different Merchants' and Tenants' Societies already in existence. By virtue of a resolution passed by a general meeting and by the constituted rules of this Association, all matters relating to landlords and tenants and to legal matters connected therewith shall be referred to our Honorary Legal Department. Messrs. Lee Ming, Chang Ping Chu, Liu Yung Sun, King Yu, Chen Zai Ling, and Chow Yi Tso, all Attorneys-at-law, have been attached. to the Legal Department as Honorary Legal Advisers. the scope of the rent diminution movement is very wide and the raising of legal questions are inevitable, our Association cordially welcomes those who will join our Legal Department as legal advisers availing us of their learning with a view to ensure more protection. Association, we understand, is a society of legal practitioners sympathizing with the public interests. All introduced and putting public duty before themselves will be heartily welcomed, wherefore we write you to ask you to circularize your members to this effect. * The above letter was laid before the 104th joint meeting of the Executive and Supervisory Committees for discussion and

.

it was decided that the members should in turn be notified of

the contents of the above quoted letter.

Therefore we write you this letter and your attention will oblige,

Yours faithfully,

The Managing Committee of the Shanghai Bar Association.

(Seal).

Translation of a Circular Letter from Shanghai Bar Association to Its Members

Dear Sir,

The Association has received a letter from the Committee of the Shanghai Residents Rent Diminution and Exemption Movement Society which says:

"Two months have elapsed since the Japanese agression in Shanghai. As a result of the warfare, all businesses have declined to such a degree that even with great decrease of expenditure on necessaries such as clothing and food, the people nevertheless find great difficulty in maintaining their living. It is an obvious fact that people are financially disabled and unable to bear the burden of rent. our Society is an organization set up by seventy bodies with the chief purpose of promoting the rent diminution movement as it is our belief that without this it is impossible to restore local prosperity and stability to save the people from ruin. However we are under the apprehension that the security of residents will be greatly endangered in the case that the landlords do not sympathize with us and insist upon exercising their rights of property by instituting actions in the Courts. The Society therefore passed a resolution that your Association should be requested by formal letter to ask your members to refuse to represent landlords in cases where they presume to claim rents in arrear, pending the settlement of the rent diminution question. As your Association has been long known for being concerned with the welfare of the people, yielding nothing in preference to benevolence, our appeal will be undoubtedly met with your approval. * The above letter was brought forth before the 194th joint meeting of the Executive and Supervisory Committees and it was decided that the members should in considering this use their

discretion in accepting such cases.

Therefore we write you this letter. Your attention will oblige,

Yours faithfully,

The Managing Committee of the Shanghai Bar Association.

(Seal).

Extract from the Intelligence Report of April 28, 1932.

Shanghai District Rent Reduction and Remission Movement Committee - Meeting

Seven committee members of the abovementioned Committee at a meeting held in their office, 491 Chefoo Road, between 6 and 7 p.m. April 27, discussed the removal of several thousand dollars worth of furniture from the Yung Hwa (F) Photo Studio, 369 North Szechuen Road, by the Land & Estate Office represented by A. Du Pac de Marsoulies, owing to non-payment of rent. It was finally decided to warn the landowner of that house against such oppressive action and to commence a lawsuit in this case.

Memorandum.

Police Force,
MUNICIPAL COUNCIL.

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Shanghai, Upaal 98 1932.

To Junther

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Course.

Memorandum.

Police Force,
MUNICIPAL COUNCIL.

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Memorandum.

POLICE FORCE,

MUNICIPAL COUNCIL

Shanghai, 20/4/32.

Please obtain names of leaders of this new union & their standing. When you call at union headquarters seek information without making any reference to letter to bouncil. The tone of their communication would indicate that they are out to cause trouble

fu lided of 5. 38



SHANGHAI MUNICIPAL POLICE.

File No.

Reference Slip from Headquarters.

To Officers i/c.	INSTRUCTIONS:
D. C. (Divns) ., (Crime) ., (A. & T. R.) A. C. (Traffic) ., (S. B.) D. O. A. Divn, B, ., C, ., D. ,, Supt. of Gaols Personal Assistant A. C. (Specials) Quartermaster Pay Office Central Registry Musketry Officer	For disposal of Furnish data Investigate and report Note and file Note and return Report present status Submit recommendation For further report For opinion Reply to writer direct As instructed See me in re: Draft reply Attach file
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Initials LM /a	For File
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Noted and Returned	Date / /

THIS SLIP MUST NOT BE DETACHED

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SHAUGHAL MUNICIPAL COLLIE
C. & S. B. REGISTRY
NO. D. J.

COPI

Translation of petition to Council from the Union of Tenants of Alabaster Road, North Thibet Road, Kangsu Road, Kaifeng Road and Jehol Road.

Dated Sord April, 1932.

Address: 206 North Zang K'ong Li,

Alabaster Road.

Alabaster Road。 (此長產里

House Rent: Peductions.

This Union is located in the northern district, - north of the Soochow Creek and west of Kansu Road. On 28th January fighting broke out in Shanghai and Alabaster Road became a scene of defence activities. The situation was tense. After the creation of barbed wire barricades on all sides, communication was sut off, and the tenants, becoming alarmed, nearly all fled. In removing elsewhere they suffered heavy losses. Although they have now survived the calenity and have recovered from a state of unrest, they are still in serious straits because their financial resources are exhausted and they now find it difficult to carm their living. In view of this, the various organizations in Shanghai have formed a Committee to advocate reduction of rent, which become an urgent consideration as a result of the fighting. Landlords, whose consciences are not dull ed should of their own accord reduce and resit read in sympathy for their tenants, who after all are as near to them "as the lips are t the teeth". At present landlords not only evince no sympathy but persist in demanding payment as before. The Union of "Temants of t Five Roads" has been erganized to take proper steps in the interest of tenants. The Council is asked to take note of the facts leading the organization of this Union.

(Chopped) Union of Tenants of Five Roads,

Vis:- Alabaster Road, North Thibet Road,

Kansu Road, Kaifeng Road and Johol Roa

CKlienes 26 APR. 1932 This report contains little more than we know already but property holders are living interviewed within the next few days with the idea of securing full information vis a vis their side of the question.

The Robertson

The Robertson

The Robertson

John 25/4/32

John 25/4/32

John 25/4/32

John 25/4/32

Form No. 2 G. 25,000-4

SHANGHAI MUNICIPAL POLICE.

Special Branch

REPORT

Subject (in full) Provisional Joint Office of the Hongkew Distric

Branch of Citizens' Association

Made by D.S. Tilton Forwarded by Hw Koherton

The above office, which represents nine branches of the Citizens' Federation in Hongkew and Eastern Areas, came into existence as a result of a resolution passed at a joint meeting of these bodies held at Foh Shing Yuen Restaurant, 152 Canton Road on April 7. while ostensibly subordinate to the Citizens' Federation located in the Chinese General Chamber of Commerce, this office has assumed the right to act of its own accord in matters concerning the nine branches north of the Soochow Greek. Particulars of the inauguration and resolutions of the association are contained in the attached appendix.

The association is not governed by rules, the expenses are not solitited, but issued by the various branches. Meetings of the Committee are to be held every Friday at 3 p.m. and the association claims to have 10,000 members at present. The membership fee from \$0.20 to \$1.00 is rated according to the size of the shops and business normally transacted. The association is only in a position to arbitrate with the landlords on behalf of the members, and failing to come to a satisfactory agreement the association is resolved to take necessary action by submitting the case to the Shanghai Special District Court.

The various land estate agents concerned declare that they are willing to waive collection of rentals for the months of February and March only, providing the arrears of rents are fully paid off.

The following persons are Standing committee members of the Association :-

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ade by	Forwarded by	
	Chang Yien-faung (張賢芳),re	presentative of
	5th District.	
	Lieu Zoong-ying (多]/中英), r	epresentative of
	7th District, Chief edi	
	Newspaper which will co	
	on 1/5/32.	
	Zung Tung-san (鄭東山), r	epresentative of
	27th District.	
	Chen Ka-pao (陳家寶), r	epresentative of
	31st District.	
	Chu Ka-liang (好家撰), r	epresentative of
	6th District.	
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		Colles de Ellon.
		D. S.
	Officer i/c Special Branch.	
	officer i/c special Branch.	
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Branch Citizens' Association in Hongkew District form provisional Joint Office

Associations as well as Street Unions held a meeting in the Foh Shing ruen Restaurant, 152 Canton Road, at o p.m.

April 7 :-

Ward Road Street Union.

April 1 1-	
Name of Organization	Address
5th District Citizens' Association Hanbury Road Street Union.	190 Lac Ka, off East Hanbury Road.
6th Branch Citizens' Association. East Seward Road Street Union.	2651 East Seward Road.
7th Branch Citizens' Association. Broadway Street Union.	88 Broadway.
10th Branch Citizens * Association. Wuchow Road Street Union.	702 Ching Wei Li, Wuchow Road.
15th Branch Citizens' Association. North Soochow Road Street Union.	17 Teh An Li, North Shanse Road.
16th Branch Gitizens' Association. Yangtszepoo Road Street Union.	1509 Yangtszepoo Road.
28th Branch Citizens' Association. Boone Road Street Union.	576 Teh Shing Li, Boone Koad.
29th Branch Citizens Association. Haining Road Street Union.	12 Hung An Li, Haining Road.
30th Branch Citizens . Association.	221 Ward Road.

Ling Niang-tsz (), member of the 19th Branch Citizens' Association, presided. After some discussion, the following resolutions were passed:-

- 1. That a new office entitled "Provisional Joint Office of the Hongkew District Branch Association of the Citizens' Federation" be organized and its expenses be borne by the Associations concerned.
- 2. That arrangements be made to rent premises for the use of this office.

- 3. That the Citizens' Federation be requested to accelerate the negotiation with the S.M.C. in connection with the exemption of Municipal Rate.
- 4. That all members in the Hongkew District be informed of the decision of the Citizens' Federation to withhold the payment of rent for three months.
- 5. That the Shanghai Power Company be requested by letter to collect the electricity free according to the meter reading.
- 6. That a registration of losses suffered by residents in the districts concerned by undertaken by the office.
- 7. That a manifesto be issued notifying the public of the organization.
- 8. That a standing committee of five members be elected.

sixteen members of the above mentioned organization held a meeting at 207 Teh An Li, North shanse noad, the new address of the 15th Branch Citizens. Association, between 3 and 5 p.m. April 10 and passed the following resolutions:-

- 1. That the Provisional Joint Office be established at this address.
- 2. That the question of rate exemption be submitted to the Chinese natepayers. Association to be disuessed at the general meeting.
- That the proposal to exempt rent for three months be approved.

Fifteen members held a meeting at 207 Teh An Li, North Shanse Road, between 3 and 5.30 p.m. April 12 and decided that the following measures be submitted to the Citizens' Federation and the Chinese matepayers' Association for approval and execution:

- 1. Rent to be exempted for three measures Municipal Rate, Water Rate and Telephone charges to be all exempted for one quarter. Electricity charges to be paid according to the meter reading.
- 2. That all residents in the district indirectly effected as a result of the Sino- Japanese Impasse be urged to register their loss with the office forthwith.

4

- 3. That the S.M.C. be requested to give assurance for the protection of Chinese merchants in Hongkew District, etc. so as to enable them to resume business.
- 4. That the shanghai Municipality and other organizations be requested to render assistance in the matter.

An Li, North Shanse Road, between 3.20 and 5 p.m. April 16 and passed the following resolutions:

- 1. That the katepayers Association be requested to exert all its efforts in obtaining the exemption of Municipal Kate.
- 2. That business of the Hongkew District be not resumed until adequate protection has been given by the S.M.C.
- 3. That before the Hongkew District assumes a state similar to that obtaining prior to January 28, 1932 all rent in that area be exempted.

Fifteen members held a meeting at 207 marks Teh An

Li, North Shanse moad, between 3 and 4.20 p.m. April 19

and discussed ways and means to raise a National

Salvation Fund. It was decided to refer all suggestions
to the "itizens' Federation for consideration.

On April 21 the Provisional Joint Office of the Hongkew District Branch Witizens' Association, at 207 Te An Li, North Shanse Road, distributed copies of a poster, translation of which is as under, to the various shops in Hongkew District :-

"This Association has decided that rent be remitted for three months".

Fifteen members held a meeting in their office, 207 Te An Li, north shanse moad, at 4 p.m. April 22 and passed the following resolutions:-

1. That evidence be collected to support the view that it is impossible for Chinese merchants to resume business, in order to enable representatives of the office to negotiate with the S.M.C.

- 2. That the scale for reduction in rent after April be determined later.
- 3. That the question of reduction and remission of Municipal Rate be shelved pending a reply from the Chinese Ratepayers Association.
- 4. That the question of raising a National Salvation Fund be shelved pending resumption of business by all shops.

SHANGHAI MUNICIPAL POLICE C. & S. B. RECISTRY.

Special Branch Vo. D 3482.

April 22,1932 Date 22, 4, 32.

S.1.

Please submit a comprehensive report on the Provisional Joint Office of the Hongkew District Branch of Citizens' Association, No.207 Teh An Li, North Shanse Road. The report should give the objects of the organization and the rules by which it is governed as well as particulars of the leaders and the means they intend to use to achieve their aims. The report should be submitted as early as possible.

In view of the growing seriousness of the agitation for remission of rents and resulting agitations aiming at avoidance of other legal obligation special measures must be taken to ensure that the movement is fully covered. Special reports should be submitted as the movement progresses and suggestions should be made of means to deal with developments of a character which is illegal or likely to lead to breaches of the peace.

Officer i/c Special Branch.

The Movement to Secure Remission of House Rent.

The tenants of Passage 157 Avenue Dubail (seven houses)
have written to the "Committee undertaking to secure a
remission of house rents" of the International Settlement,
requesting it to hasten the movement to secure a reduction in
house rents. The monthly rent of each house now
occupied ranges from \$70 to \$90. Darre Co., 591 Kiang Road,
are the collecting agents.

12 members of the Arbitration Section of the Committee to secure a reduction of housements (International Set lement) held a meeting at 6 p.m. April 19 at No. 251 Chefoo Road.

Wang Way Yong (member of the Chinese Chamber of Commerce)

presided.

The following resolutions were passed:-

- 1) That Chang I Cheng, Yu Hwa Long and Koo Wen Seng be appointed to arrange a general meeting of representatives.
- 2) That a reply be sent to the tenants of Passage
 157 Avenue Dubail stating that the Committee is taking
 measures to settle the question of rent reduction.
 - 3) That the dispute between the tenants and sub-tenants of Teh Shing Lee, Haining Road, be discussed.

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SHANGHAI MUNICIPAL TO

April 20, 2,

The Secretary,

š. M. C.

Reference your endorsement without number, dated April 20, 1932, forwarding for comment copy of a letter, addressed by the Shanghai Property Owners' Association to you.

In this connection I would rafer you to this office No.D3482, dated April 20, 1952.

(60) F. W. Gerrard

Commissioner of Police.

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POLICE FORCE
FOR COMMENT
With Lucture

SHANGHAI PROPERTY OWNERS' ASSOCIATION

16th April, 1932.

The Secretary,
Shanghai Municipal Council,
Shanghai nghai.

Sir,

In view of the agitations reflected by notices and news items appearing in the Chinese and Foreign Press, a sample of which appearing in the Sin Wan Pao, April 15, 1932, is enclosed, my Committee desire to bring to your attention for most earnest consideration, the danger inherent in continued agitation and publicity of this nature.

This, if allowed to continue, will in all probability, result in mass refusal to pay rates, taxes and rent, and may result in physical violence either or both of which will be subsersive of peace and good order in the Shanghai area.

The Committee request that you take appropriate steps to avoid such probabilities.

I am, Sir,

Yours faithfully,

(Sgd.) A. W. Buck.

Secretary.
THE SHANGHAI PROPERTY OWNERS ASSOCIATION.

Regular Meeting of the Committee for Rent Reduction and Exemption of the Public Bodies in Prench Concession.

The standing committee of this organization net at 3 p.m., day before yesterday for the second time. Nine members attended the meeting which was presided by Mr. Chu Chen-hua (里根華). The following matters were discussed:-

- (1) The Chairman reported regarding the resolutions of the last meeting.
- (2) The drafting committee submitted the constitution of ll articles with 5 bye-laws and constitution for branch organizations of 12 articles. After discussion, article by article they were passed to be printed.
- (3) Election of divisional directors the following 9
 were elected: Nr. Yui Tze-ch'eng (於子承), general affairs,
 Mr. Sheng Chih-jen (成植人), finance; Mr. Mao Teh-jun
 (毛德潤) Miscellaneous affairs, Mr. Liu Yun-sheng (劉寶生)
 committee Matters, Mr. Yeh Jui-chai (葉瑞齊) investigation,
 Mr. Li Ming (季級) arbitration, Mr. Chang Pin-ch'iu (張粉秋)
 organization, Mr. Hsu Tzu-nsien (徐子賢) guidance, Mr. Chu
 Chen-hua, social matters.
- (4) Refinance of the organization, a resolution was passed that the money be advanced by the commercial unions.

 The French Concession Commercial union contributes \$20.00,

 Nanyang-Chiao, \$10.00, West District \$10.00, Tang Kia Wan \$10.00, Other organizations are to be approached for contributions.
- (5) Re public declaration and posters of this organization. These were passed to be sent to print.
- (多) Mr. Ho Hsiao-huan (資南家) of A-1 Tun-jen Terrace (敦仁室) Rue Brenier de Montmorand, asked for help: Restolved that (1) the land-lord is to be warned, and (2) a letter be addressed to the counsel of the landlord to advice the latter to cease appresive measures in view of the present conditions.
- (7) Mrs. Huang (黄氏) of 66 Junghua Terrace (荣華里)
 same road, asked help: It was considered that the matter
 involved legal points and it was decided to forward the matter

to the voluntary legal advisors and ask Mr. Chen Jui-liu (陳瑞慶) to take charge.

- (8) Jen-shou Terrace (存壽里) representatived reported that the landlord raised rest in March. Resolved that a reply be sent.
- (9) Haig Terrace representative reported about relief measures. Resolved, the matter be referred to investigation division.
- (10) hiu-hsing (久興), Fu-hai (福海), Lo-shan (樂暑), Tien-hsiang (天祥), Shou-k'ang (寿康)

 Yung-yuan (永遠) Terraces sending representatives to participate. Resolved, they be welcomed.
- (11) The Chairman reported that a letter from the Citimzens Rent Reduction Association was received to the effect that during the period of national emergency all rent payments be temporarily suspended. Resolved that all terraces be notified to do so unanimously.
 - (12) The Chairman reported that the funeral of the late Mr. Short, American Hero, who died in our anti- Japanese cause will be held about the 20th this month, and that all we Chinese should express our mourning. Resolved that the Committee men of this organization shall all attend the funeral and that all other organization be notified to do the same. In addition a letter of condolence be sent by this organization, same to be drafted by Mr. Chu Chen-hua. The meeting adjourned.

(Translation by M.C.C.)

April - 20, 32.

The Secretary,

S. M. C.

Reference your endorsement without number, forwarding copy of a letter, dated the 13th April 1932, from Mr. Raven to Brig. General Macnaghten.

The Shanghai Citizens' Rent Reduction and Exemption Movement Committee () was inaugurated at a meeting held in the Ground Nut Dealers' Association, 101 Chihli Road on March 19, 1932 by representatives of various public bodies, vide copy of extract from the Intelligence Report of March 21 attached. The principal promoters of this body are:

Chu Wei Sung (), Chairman of the Chekiang Provincials' Association, (Lien Chi Li, Avenue Road) and a committee member of the National Salvation Association of Various Shanghai Bodies (91 Bubbling Well Terrace, Bubbling Well Road).

Yui Hwa Loong (), committee member of the Citizens'
Federation (Chinese Chamber of Commerce Building, North Honan
Road) and a lawyer, 21 Burkill Road and Yuan Hung Chiung ()
representative of the Shoe Model Shop Owners' Association, formerly at Chapei. Important officer in the Propaganda Department of the defunct National Salvation Committee to Resist Japan.
Privately, he acted as liaison officer between the Committee and
the "traitorous" marchants.

The Committee is an organisation formed for the purpose of

persuading the landlords to suspend the collection of rent or reduce the rentals for premises in the Settlement. This being it is not in a position to force either landlords or tamants to comply with its proposals. In the event of a landlord insisting upon collecting the full amount of rent due, the Committee has no redress but will resort to petitioning the Courts should civil action be commenced against a tenant, asking the Court to consider the financial straits of the Shanghai public and render a decision in favour of the tenant. Letters in this strain have already been sent to the various Chinese Courts in Shanghai by the Committee.

Propaganda matter opposing such an action on the part of local landlords may also be prepared for the local press.

Should a tenant decide that the period of time set by the Committee for the exemption of rentals or the amount of reduction of rentals is not sufficient, the Committee will stand aloof. While no definite decisions have been reached as to the period of time for which the collection of rentals will be exempted, the Committee have tentatively decided to advocate the suspension of the collection of rentals for three months in those districts in the Settlement north of the Sooshow Creek and for two months in those districts in the Settlement south of the Creek. These proposals will be submitted to a general meeting of representatives of local bodies which the Committee hopes to convene in the near future. The exact date and vanue of this meeting are as yet undecided.

The Committee is governed by no rules but professes to be a public spirited body anxious to relieve what it considers to be the impoverished condition of Settlement residents. While undoubtedly having the support of persons who are likely to benefit from any reduction in rent, the Committee does not appear to be to any degree representative of either the landlords or the temants.

So far the activities of the Committee have been of a nature

which give no grounds for the Police instituting legal proceedings against it.

(6d) F. W. Garrard

Commissioner of Police.

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SHANGHAI MUNICIPAL POLICE | File No.____ SHANCHAL MUNICIPALC POLICEGISTRY.

No. D 3482 S.

Subject (in full) Shanghai Citizens Rent Reduction and Exemption Movement

Date 19 4 Date April 19, 1932.

Committee - Promoters, aims and objects.

Made by D.P.S. MacAdie Forwarded by

The Shanghai Citizens' Rent Reduction and Exemption Movement Committee (海布花成岩海紅斑紫蘭) was inaugurated at a meeting held in the Ground Nut Dealers Association, 101 Chihli Road on March 19, 1932 by representatives of various public bodies vide attached extract from the Intelligence Report of March 21 (flagged tag) The principal promoters of this body are :

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Form No	0. 2
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Subject

SHANGHAI MUNICIPAL POLICE.

File	No
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(in full)	, 	<u> </u>	•••••		

Made by-----Forwarded by-----

against a tenant, asking them to consider the financial straits of the Shanghai public and render a decision in favour of the tenant. Letters im this strain have already been sent to the various Chinese Courts in Shanghai by the Committee.

Propaganda matter opposing such an action on the part of local landlords may also be prepared for the local press.

Should a tenant decide that the period of time
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The Committee is governed by no rules but professes to be a public spirited body anxious to relieve what it
considers to be the impoverished condition of Settlement
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Committee does not appear to be to any degree sepresentative

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Shanghai Property Owners' Association

會公主業產房海上 SECRETARY: A. W. BUCK, 28 JINKEE ROAD

C C F Y 19/4/32

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REPORT TO THE PROPERTY OWNERS! ASSOCIATION REGARDING THE ACTUAL SITUATION ON GENERAL RENT REDUCTION IN THE CONCESSIONS AND WATER SUPPLY IN THE SETTLEMENT.

The difficulties faced by the Property Cwners are of two kinds, and they are put in such a position that should the actual situation be maintained the only solution left to them would be to close up their cities; at least cities occupied by working classes

- . a/ Loss of their income on account of rent reduction,
 - b/ Increase of their expenses owing to the new water charges in the Settlement.

1. REDUCTION OF RENTS:

You are certainly aware of the campaign started in the local press on this subject, claiming, besides immediate suppression of E months rent, nothing less than 50% of reduction of the actual rent.

Already, owing to the suppression of two months! rent for the properties situated in the districts affected by the hostilities many among us have abandoned voluntarily 1/6 of our annual income.

The Property Owners did not hesitate to grant this request which was justified, in spite of the losses they will have to bear.

But, taking advantage of the preceding facts, the movement has widened to the regions non-affected by the hostilities, and the tenants, who not only did not suffer from any trouble, but have often benefited in sub-letting their premises to the refugees, are now forming "Associations" (?) for the suppression and reduction of rents.

I beg to submit you a letter received on 14th April 1932, which shows the emminence of danger. It reads as follows:

"Mr. Darre,

"13th April 1932"

"The Chinese tenents of this city have entered into "Association, and joined the French Concession Committee for "reduction of rentals."

"reduction of rentals.

"It has been published by the Nanking Government (x)

"that rents will be decreased by 50%, as from February, owing to the financial difficulties, during recent troubles.

"that rents will be decreased by 50%, as from reditary, owing the financial difficulties, during recent troubles.

"We hereby kindly request you to discontinue the "collection of rents, according to the above publication.

"As soon as a decision is reached, by the "Reduction of "rental Committee" we will collectively pay our rents."

This letter, as you see, is addressed by the tenants of a

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Shanghai Property Owners' Association

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SECRETARY: A. W. BUCK, 28 JINKEE ROAD

property situated in French Concession, out of the affected zone.

I do not wish to comment upon this letter. It shows sufficiently the actual spirit of the tenants.

(x) I would state that the publicity montioned in this case probably concerns the town of Nanking only.

Conthe other hand, on 9th April, the French Consul General received a letter concerning the rent reduction and requesting him to "confirm" a certain ordinance of 1921, ordinance which aimed to prevent the Property Cwners from increasing the rentals, arbitrarily, out of proportion with the Property Cwners! justified charges.

This study was on the loss of income, now remains the point of increase of Froperty Owners! charges, owing to the increase of water rate, in the Settlement.

11. INCREASE OF WATER CHARGES:

The Shanghai Waterworks are cutting through their plans, unfortunately accepted by the authorities, to charge water consumption by meter.

What would be such increase ?

In order to give you an idea, I may tell you that in one of my cities where I am paying monthly at the actual rate of 7.5% on rentals, i.e., Dol. 55.00, I will have to pay, as per a written declaration courteously give, by the Shanghai Waterwerke themselves, based on the average monthly consumption from June to leasember 1532, the sum of bol. 290.00, i.e, 5 times as much.

The charges, paid by the Property Coners, relative to the water supply only, will be brought, owing to the above fact, from 7.5% on rentals to 37.5%. The average figure usually admitted for the exploiting of a city, or for general expenses besides water supply is 16% on rentals.

This figure of 16% included the water supply at 6% antil 1931, and at 7.5% during 1931, thus leaving 8.5%. The balance of 5.5% added to 37.5% will bring the total for general expenses to the abnormal figure of 46%.

After this, the same statement of the "aterworks odds:

"... As soon as the tenants find that they must pay, though "indirectly, for water wasted, they will undoubtedly exercise more "care."

But, what are the means to make tenants pay water consumption? By individual water meters?

They will refuse as their contracts, at actual rent, include the water supply.

By increase of rentals?

Shanghai Froperty Owners' Association

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SECRETARY: A. W. BUCK, 28 JINKEE ROAD

Which Property Owner would dare to propose such an increase, when we are debating the tenants! requests for reduction of rents by 50%?

I wish to point out also, the draconian measures that the Waterworks have adopted, in order to prevent the construction of artesian wells: minimum fee and double rates (Ref. Parag. 4 of Schedule 3)

IN COLCIUSION, it seems that regarding the water charges, which one cannot think to increase at present, one has to obtain from the Shanghai Waterworks that the latter should restrone the application of the new tariff for water supply on meter basis, until the conditions become normal.

This tariff, should it be paid by the working classes of tennets, as it has been supposed, would almost prevent the latter to consummate water, thus causing considerable prejudice to public health.

The postporement would also have the advantage to leave to the Waterworks the possibility to recensive the new tariff in order to cooperate with the Property Owner in the development of suburbs of the Settlement, where the letter is trying to do his best to give to the working classes, the meximum welfare which the tenants! very low wages cannot afford.

In fact, it would be preferable, and I leave it to the General Committee to make a suggestion to the Shanghai Materworks, in case they are of my cpinion, to maintain the fixed rate of 7.5% for the Cities with low rentals, intended for the working classes.

On the other hand, regarding the reduction of rentals it would be most desirable to obtain the assistance of the authorities.

The ordinance issued in 1921, by the French Consul General and mentioned recently in the request of the tenants to the French Consul General shows the usefulness of such ordinance.

One should request the authorities of the International Settlement as well as of the French Concession, to issue rules showing the danger of such "Associations" and specifying to the remants that they are in no way authorized, especially in group, to suspend or to suppress the payment of their rents, which are due in accordance with their contracts, as long as a definite agreement with their Landlord is not reached.

Those are, in brief, the lengers which nowadays threaten the Property Cwner. Owing to them, his running average expenses would be raised from 16% to 46%, and his income reduced by 50%, bringing his loss to 96%.

Being thus unable to live upon his income, the Property Owner would be compelled to live upon his capital.

This state of things would rapidly involve the ruin of Realty Estate, and concurrently a stop in the development of the Concessions, giving rise to a situation far more critical, that is, unemployment for labourers.



Shanghai Property Owners' Association

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會公主業產房海上 SECRETARY: A. W. BUCK, 28 JINKEE ROAD

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Summing up, I would propose that a sub-Committee be nominated among the Head Committee to facilitate the work of the latter, which couldbe specially composed of Property Cwners of French Concession, who, in spite of their little knowledge of the English Language, are very familiar with the conditions prevailing in the French Concession and whose reports would be submitted before the Head Committee, who after perusal and approval would transmit same to the interested parties.

Shanghai, 18th Arril, 1932.

(SIGNED, MARCEL DARRE)

Shanghai Property Owners' Association

Competition Shanghai,

會公主業產房海上 SECRETARY: A. W. BUCK. 28 JINKEE ROAD

C O F Y 18/4/32

AGITATION FOR RENT REDUCTION

The attention of the Chairman of the Shanghai Property Owners' Association is respectfully called to the refractory attitude of tenants in the Hongkew District, where, in spite of the sympathetic remission of their rent for Pebruary and March, rents due are still uncollectable.

March, rents due are still uncollectable.

Unlike Chapoi and certain extra-Sottlement areas directly affected by active hostilities, the district in question was only remotely and indirectly affected by warlike operations, and the remission of two months rent represents a generous gesture on the part of the landlord; jet, notwithstanding this special treatment, tenants still persist in their refusal to ray any rent whatsoever--not even those amounts outstanding from last year.

It is needless, perhaps, to say that this state of affairs is most serious indeed, and, if not promptly and effectively taken in hand, will mean bankruptcy to many landlords. The urgency of this question is undeniable, and it behoves all interested to devise ways and means of dealing with this situation quickly, as the accumulated arrears of rent, if allowed to continue, will prove a problem difficult to solve.

In this connection, it may be mentioned that although landlords have to forego their rent for February and March, their operating expenses, such as those for water, lighting, etc., have to be met in full, which manifestly is far from fair.

At the same time, it might be pointed out to the Association that illegal tenants' associations are actively agitating for the forcible reduction of house rents, alleging the present trade depression as an excuse, without taking into account the landlords' liabilities and other commitments. It is, of course, well known that some landlords have built their houses with borrowed capital, and others, although absolute owners of their property, have not increased their rents for 6 or 7 years, due to active opposition on the part of the tenants or other reasons, and any reduction in rent, forcible or otherwise, will mean undue hardship to them.

hardship to them.

It is hored that the above mentioned, as well as other kindred questions, are engaging (or have engaged) the attention of your Committee, and that suitable action will be or have been taken to affectively counteract the present agitation and attitude

of the tenants' associations.

(SIGNED, JULING VAUGEN)

C/R F. 200 T.H. 2009-2-82

SHANGHAI MUNICIPAL POLICE

File No. A. 3182.

Reference Slip from Headquarters.

Reference Sup from Housequities		
1	To Officers i/c.	INSTRUCTIONS:
	D. C. (Divns) ., (Crime) ., (A. & T. R.) A. C. (Traffic) ., (S. R.) D. O. A. Divn, B. ,, ., C. ,, ., D. ,, Supt. of Gaols Personal Assistant A. C. (Specials) Quartermaster Pay Office Central Registry Musketry Officer	For disposal V Furnish data Investigate and report Note and file Note and return Report present status Submit recommendation For further report For opinion Reply to writer direct As instructed See me in re: Draft reply Attach file
Contract and Contract of Contr	Initials A Pa	For File
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THIS SLIP MUST NOT BE DETACHED

Noted and Returned

Date

ANOHAI MUNICIPAL FELL'S
A S. L. REGISTRY

JHSL

LO, H., 32.

16th April, 1932.

A. W. Buck, Beq., Secretary, Shanghai Property Cunera' Association, 26, Jinkos Read.

Sir.

I have to asknowledge the receipt of your letter of April 16 and of the enclosure sent with it in the matter of the agitation for rent reduction.

I have to assure you in reply that the movement is being carefully watched and followed by the Council in conjunction with the Prench and Chinese authorities, and the compagnences of such a movement are fully realized. The exact method of dealing with undestrable manifestations of the movement is difficult to determine, but the aspect upon which you lay stroke, manely, the possibility of its indusing to a breach of the passe, is under consideration.

I am, Sir,

Your chedient Servent.

J. R. JONES

secretory.

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EMANGRAI MUNICIPAL POLICE C. & S. B. REGISTRY.

v. D 3489

Special Branch,

April.15,1932.

s.1

"Chinese Committee on Rent Reductions and Exemptions".

The report should give the objects of this organization, the rules by which it is governed and particulars of the leaders of the movement and means to which they intend to resort in order to achieve their aims. The report should be submitted not later than Tuesday forencon.

Officer i/c Special Branch.

C/R F. 200 T.H. 1000-12-81.

SHANGHAI MUNICIPAL POLICE

Reference Slip from Headquarters.

	Reference Slip fi	rom Headquarters.		
	To Officers i/c.	INSTRUCTIONS:		
THIS SIIP MUST NOT BE DETACHED.	D. C. (Divns) (Crime) (A. & T. k.) A. C. (Traffic) (S. B.) D. O. A. Divn B C D Supt. of Gaols Personal Assistant A. C. (Specials) Quartermaster Pay Office Central Registry Musketry Officer	For disposal Furnish data Investigate and report Note and file Note and return Report present status Submit recommendation For further report For opinion Reply to writer direct As instructed See me in re: Draft reply Attach file		
THIS SILL	Initials 14 APR 1932 Date Date.			
	Noted and Returned	Date / /		

POLICE FORCE FOR COMMENT

1 4 AFR. 1932

RAVEN TRUST COMPANY

SEANGHAI MUNICIPAL POLICE
C. & S. B. REGISTRY.
No. D 348L.

No. D 39 32.

Shanghai, China.
April 13, 1932.

Brig.-Gen. E. B. Macnaghten, Shanghai Municipal Council, Shanghai.

Dear Sir:

If the "Chinese Committee on Rent Reductions and Exemptions" continues its activities and agitations, it may become a very disturbing and dangerous element in the peaceful administration of this city. This committee for political and selfish reasons, is calling meetings of Chinese tax payers in the endeavour to incite tenants to refuse payment of their lawful rents and taxes. If their efforts succeed, they may and probably will lead to local or general disturbances or even riots.

This whole movement is certainly against the peace and good order of the Settlement and I believe should, if possible, be stopped before it goes too far.

Yours very truly,

(Sgd.) F. J. Raven.

High

April 4, 1932.

Messrs. China Realty Company.

Shanghai.

Dear Sirs.

21 Dalny near

List Franting Locals

Our rent of the month of February was to be paid, as arranged, at the end of March, But on the 30th of March we received a letter from the Shanghai Citizens' Union and the Committee for the Cancellation and Reduction of House Rent notifying us not to pay any rent until decisions are reached by the aforesaid Union and Committee. Inasmuch as this is the case, despite the fact that we have already had our money ready for you, we could not pay you right away at present simply because of the necessity of maintaining uniformity.

As soon as, however, there are resolutions reached by the aforesaid Union and Committee, we will immediately see our way to settle all the rent that we owe you.

Trusting that you will see that we are not intentionally delaying the payment of your rent, we are, dear Sirs,

Yours very truly,

DIAWARD STEEL FURNITURE CO.

Manager.

Ostalular

Out down april 150

TRANSLATION OF A PETITION FROM THE REALTY OWNER'S ASSOCIATION TO THE MAYOR OF THE MUNICIPALITY OF GREATER SHANGHAI.

Dear Sir,

Ever since the Japanese invasion of Shanghai three months ago, many houses have been destroyed and blocks of prosperous districts have been reduced to ashes by Japanese gun-fires; many people are thus rendered penniless and unemployed, and a general business depression prevails. These hard times are shared by all classes of people alike, irrespective of their station and means. In business circles, the questions of unemployment, execution of orders, insurance, settlement of accounts and mortgages have become difficult problems as a result of the turmoil. It would be most unfair to let only a section of the people bear the burden of the consequences of the war.

Regarding real properties, it is a well known fact that real estate owners are not all private individuals or big corporations that hold them with their own surplus or capital. Some properties are erected on leased lands, some on capital borrowed from mortgages, and still others are owned by charitable and other public institutions which are depending upon the rentals for their support. It is also a well known fact that many widows and orphans likewise look upon their rentals as their only means of subsistance. Superficially, conditions of real properties look quite prosperous; in reality, they have been too much exaggerated and, in view of the general rise of prices and the high rate of taxation, the plight of

Recently, that is, after of the owners are pretty wretched. the outbreak of the Sino-Japanese hostilities, the owners have been confronted with the agitation for rental exemption and reduction on the part of the tenants. It is true that some tenants are unable to pay, but the general run makes this an excellent excuse for evasion of payment. In many cases, the landlords not only have their properties destroyed by gun fires without redress, but, their tenants having fled the war-ridden district, have also to lose the back rents which may amount to big sums. What is more, the movement has spread to those districts which were not affected by the war. If the exemption and reduction of rentals be allowed in these districts, undue hardships will result and the effects will be far-reaching indeed. This state of affairs will be naturally followed by a general delinquency of all payments of interest and principals of mortgages, cost of materials andlabour, etc., which will in turn shake the very foundation of the local money and banking systems.

With a view to maintaining the economic order of the City and to minimizing the sufferings of realty owners in the present crisis, we, the Undersigned, have the honour to request you to do everything within your power to uphold the sanctity of contracts regarding landlords and tenants, and to support the former's cause in cases that may come up for your attention.

Extract from the Daily Intelligence Report of 21/3/32.

Shanghai Citizens: Rent Reduction and Exemption Movement Committee

Representatives of local various public bodies held a meeting in the Ground Nut Dealers' Association, 101 Chihli Road, between 2 and 6 p.m. march 19, and decided to organize forthwith a body to be known as the "Shanghai Citizens' Rent Reduction & Exemption movement Committee" in order to start a movement with the object of persuading landlords to suspend collection of rent in the danger zone and reduce the rent in other areas. The attendance advocated that this movement was absolutely necessary in view of the depressing local conditions and passed the fellowing resolutions:-

1. That the following eleven persons be elected to serve en the Cemmittees-

Chu Wei-sung (***), Chairman of the Chekiang Provincials (Association, (Lien Chi Li, Avenue Road) and committee member of the mational Salvation Association of Various Shanghai Bedies (91 Bubbling Well Terrace, Bubbling Well Road).

Li Yung-hsiang (孝永元子), committee member of the Shanghai General Labour Union.

Leh Ching-dz (12 3 +), committee member of the Postal Workers' Union.

Yui Hwa-leong (本意), committee member of the Citizens' Federation (No.21, Lane 75, Sinza Road) and a lawyer, 21 Burkill Read.

Chao Tsm-kung (\$ 200), committee member of the Citizens' Federation.

Chang Thisung (22-12), Committee member of the Citizens' Federation.

Chang Heng-hai (55144), committee member of the Citizens' Federation, and a lawyer, 52 mewohwang Road.

Yuan Hung-Chiung (2 15 25), representative of the Show Medel Shop Owners: Association, fermerly at Chapei. Important office in the Propaganda Department of the defunct. Mational Salvation Committee to Resist Japan. Privately, he acted as liaison officer between the Semmittee and the "traitoreus" merchants.

Kee Wen-sung (Ag & 4), member of the 17th Branch Citizens' Association, North Szechuen Road.

7

Sung Ming-chi (4, 15 th), member of the 3rd District Kucmintang.

Wong mei rung (I Z), Secretary to the Propaganda Department of the local Kuomintang Headquarters.

2. That the expenses incurred become by various organizations participating in the movement.

Extract from the Intelligence Report dated March 21, 1932

Shanghai Citizens' Rent Reduction and Exemption Movement Committee

Representatives of local various public bodies held a meeting in the Ground Nut Dealers' Association, 101 Chihli Road, between 2 and 6 p.m. March 19, and decided to organize forthwith a body to be known as the "Shanghai Citizens' Rent Reduction & Exemption Movement Committee" in order to start a movement with the object of persuading landlords to suspend collection of rent in the danger zone and reduce the rent in other areas. The attendance advocated that this movement was absolutely necessary in view of the depressing local conditions and passed the following resolutions:-

- That the following eleven persons be elected to serve on the Committee:-
 - Chu Wei Sung (), Chairman of the Chekiang Provincials' Association, (Lien Chi Li, Avenue Road) and committee member of the National Salvation Association of Various Shanghai Bodies (91 Bubbling Well Terrace, Bubbling Well Road).
 - Li Yung-haiang (), Committee member of the Shanghai General Labour Union.

 - Yui Hwa-loong (Fig.), committee member of the Citizens' Federation (No.21, Lane 75, Sinza Road) and a lawyer, 21 Burkill Road.
 - Chao Tsz-kung (15 10), Committee member of the Citizens' Federation.
 - Chang Ih-zung (), Committee member of the Citizens' Federation.
 - Chang Heng-hai (光道), Committee member of the Citizens' Federation, and a lawyer, 52 Newchwang Road.
 - Yuan Hung-chiung (), representative of the Shoe Model Shop Owners' Association, formerly at Chapei. Important officer in the Propaganda Department of the defunct National Salvation Committee to Resist Japan. Privately, he acted as liaison officer between the Committee and the "traitorous" merchants.

Form No. 2 G. 25,000-1-32

SHANCHAI MUNICIPAL POLICE.

S.1, Special Branch

REPORT

PANKWA		7	**
V	D 34	182.	
Date	June	2, 10	32

Subject (in full) Rent reduction and remission movement. 2 1 6 132

Made by D. S. Tilton Forwarded by The Kolertson Sult.

On May 30, 1932, at 2 p.m., 13 tenants of houses situated on Ward Road, were summoned at the Shanghai Special District Court for arrears of rentals of six to eight months, by the Metropolitan Land Company, Ltd., 21 Jinkee Road. Two of these tenants paid off part of the arrears at the Court and arranged to pay off the arrears by monthly instalments. The remaining 11 tenants intimated their desire to contest the case, which will be heard on June 4, 2 p.m. The Metropolitan Land Company are offering two months' rent remission, on payment of arrears. The legal advisors of the Metropolitan Land Company are Platt White Cooper and Company of 23 Peking Road, their Chinese agent Tao Kiatsung 解表本), however, did not wish to appear in the case, which may be attributed to the letters circulated . by the "Managing Committee of the Shanghai Bar Association". Therefore Mr. Preston, with his agents Feng and Company, legal practitioners of 43 Peking Road, were retained. The estate agents declare that the collection of rentals is proving very difficult and shows slight improvement in response to their continued efforts.

The attitude adopted by the Shanghai Special District Court in the recent case of Algar and Company versus tenants which resulted in articles appearing in the China Times and the posting of notices by the "Shanghai Citizens' Rent Reduction and Remission Movement Committee" is expected to greatly influence the refractory tenants. Translations of the two articles are attached wherein it would appear that the "Shanghai Citizens' Rent Reduction

F	orm	No.	2
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SHANGHAI MUNICIPAL POLICE.

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Subject		Date	
	ull)		
Made by	Forwarded by		
	- 2 - /		
	and Remission Movement Committee" claim	m successful	,
	representation to the Shanghai Special		t on
	behalf of the tenants. On May 31, th	e "Shanghai	
	Evening Post and Mercury" inserted an	article by	
	H.G.W. Woodhead, C.B.E. on "The Local"	Courts External	L
	Interference" which is related to the	action of the	
	Shanghai Spesial District Court in the	case of Algar	
	and Company.		
	No complaints have been mad	e of interferer	nc e
	with the estate agents collecting shro		
	Settlement. Mr. M.G. Davies of the		
	Land Company, committee member of the	Shanghai Proper	etv
	Owners' Association, reported to the u	ndersigned duri	ng
	an interview on June 1 from 3 p.m. to	3.35 p.m. that	the
	Japanese tenants were proving very dif	ficult as is a	Lso
	being experienced by other estate agen	ts in collectin	າອ
	rentals. The Japanese tenants as p	reviously repor	rted
	are demanding up to six months rent ren	mission and	
	reduction of rents of houses situated		and
	Dixwell Road districts.	The state of the s	CALL
	One collecting shroff named	Sung Woo Ying	(游武选)
	of the Metropolitan Land Company, was	roughly handled	1
	by Japanese tenants and sustained super	rficial injurie	es .
	at No.17 Ming Kwei Road, O.O.L. situat	ed at the rear	of
	the Odeon Theatre, North Szechuen Road	, at about 3.30) n.m.
	May 31, when he requested settlement or	f rent and arre	are.
	Mr. Davies intimated he would forward	a letter of cor	mnlai =+
	to the Japanese Congular Authoriti	CUI	ATGTIL

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SHANGHAI MUNICIPAL POLICE.

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	DEDART		Station,		
		REPORT	Date	19	
Subject (in full)	······································		•••••		

Made by-----Forwarded by------3action of this tenant one named N. Inoue (井上基本)。 Officer i/c Special Branch. 0. i/c Sp. Br. 3 1932 4:6:32

The Spanghas busing Post & Majoury Consider, May 15, 19 2

TO ST MAN'S COMMEN FOR TODAY

THE ENCAL COURTS

By H. C. W. WOODSELD, CHEEN

Chamber of the lattice Chamber of countries. Chamber of Commerce, heyelchese organizations, referred civil cases by the special Disaster of the countries of th

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TRANSLATION

Of an Extract from the China Times of the 25th day of May, 1982:

The Shanghai Rent Reduction and Remission Ecoment Commission appointed three of its needers, Wong Eou Ying, Chang I Zung and Koo Vung Sung, to make representations to the Caurt today with reference to the case in which the Cathay Land Co., Ltd., the Landlords, sued the temants of the Dong Chung Fong for rent in arrear.

The following is a full text of a letter from the said Commission to the Court:-

"We have received a letter from the Eutual Friendship Association of the Dong Chung Fong Tenants, advising us that an action had been instituted by the Cathay Lami Co., Ltd. against the tenants for the rent in arrear and that the Court had head the case and decided to announce its judgment on the 28th instant, and soliciting the assistance of our Association.

The default of the said tenants to pay the rent for February and Earch is really caused by the effects of the marfare and the stagnation of the money parket; so this case cannot be comparable with the former ordinary cases for rent in arrear.

This Association, with a view in fact that the landlerds might mislead the Sourt under the protonce of claiming rent in arrear, has written a letter to the Court, requesting that pending the settlement of the scheme for the rental reduction and remission the former precedents could not be applied to the rent insurred during the period of war. This letter must have received the consideration of the Court.

With reference to the scheme for the rental reduction and remission, we have repeatedly made representations of our reasons and have sent to the Court the resolution passed by the Court Keeting of the presentatives of the whole City for your consideration.

We have also applied to the Numleipality of Greater Shanghai to make a promulgation of the schools at an early date so that the people can have an univers notion.

Opinesse Civil Code that the leases is not excepted from the Coly to pay rent on the ground that he ensure was the housest oblight in part or in full or ensure safety profits on appears of a code for for shield he is responsible. It obtains the for the shield he is responsible. It obtains such it is formed that if he is not responsible to the code of the first state of the code of the co

From the standpoint of law the Court has the power to give judgment to reduce and exempt rent so as to show the law abiding-spirit, and to maintain the public interests. This is earnestly hoped by this Association.

We therefore appoint our representatives, Mesers. Wone Mou Ting Chang I Zung and Koo Vung Sung, to make representations and it is hoped that the Court will grant them an interview."

TRASSLATION

of an Article appeared in the China Times of the 26th day of May, 1932:

The Representatives of the Shanghai Peoples Rent Reduction and Remission Movement Commission interviewed the Judicial Court yesterday.

The case of the Dong Chang Fong Alleysay will be retried.

The Shanghai Peoples Rent Reduction and Remission Novement Commission, on account of the question of reduction and remission of rent in this District, and in view of the disagreement on the part of the property owners, legal actions have been instituted in the different Judicial Courts.

In view of the intolerable troubles in litigation the tenants have applied, one after another, to the said Commission for assistance. The said Commission being afraid that the issue in question would lead to a big storm, sent at 10 a.m. yesterday its Representatives, Hesers. Chang I Zung, Wong Kou Yung and Koo Yung Sung to call at the Shanghai First Special District Court to repeat their application once again-They demanded that attention should be given to this kind of cases in order to prevent the tenants from disappointment which would lead to For instance the decision in the Dong Chung Fong case should be suspended for the time being. They were received by the Chief Secretary, Er. Than Ries Goe, who replied that he would convey Whoreas the delivery of the their statements to the President. judgment in the Dong Chung Fong case was originally fixed to take place on the 26th instant, but both the Plaintiffs and Defendants in this action have been notified that the action in question will be retried. The said Representatives then retired.

Further the said Commission has desided to eall a mosting on Sunday next, the 29th instant at 2 p.m. for the purposes of asking the free charge legal advisors to attend and form a consists to deside

measures.

The list of names is as follows:-

- (1) Logal Advisors:
 Zung Zao Gee, Sung Chung Sze, Eso Von Woo, Li Ngoh Kwai, Woo Yung
 Teh, Wong Gee Shung, Shih Cha Gee, Zee Ping Zung, Zee Poh Chi,
 Sung Chi Ying, and Shu Kar Yien.
- (2) Committee for to devise measures:Wu Vong Ziang, Dan Loh Gen, Wong Kien Mao, Vong Lin Dong, Rien Jen
 Sing, Cheng Shah Hai, Chin Liang Mgoh, Zee Heian Poc, Yu Zeong Yien,
 Tsiang Chuan Hee, Waung Voe Ying and Yih Char Shing.

F	orm No. 2	
G.	25,000-1-32	
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SHANGHAI MUNICIPAL POLICE.

SHANGRAI MUNISIPAL POLITE S.1, Special Branch

	Date May 26. 1932.
Subject (in ful	Algar and Company Estate Agents and tenents. 271 5 132.
	case at the Shanghai Special District Court.
Made by	D. S. Tilton Forwarded by The Kobertsen, Suft
	The case of Algar and Company versus 17
	tenants for non-payment of rentals was remanded on
	May 19, 1932, for judgment on May 26 (Vide Intelligence
	Report dated 21/5/32). A letter was delivered to
	Algar and Company on May 24 from the Shanghai Special
	District Court notifying them that a judgment in the
`,	case would not be rendered on the date mentioned, as
11	under the Criminal Code, Civil Procedure, the Shanghai
- 1	Special District Court is entitled to a further hearing
1	of the case. The case is thus again remanded sine die
-	for further argument.
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	D. S.
	Officer i/c Special Branch.
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Form No. 2
G. 25,000-I-32

SHANCHAI MUNICIPAL POLICE.

	REPORT Section Branch S.1 Station, N. D 3482. Date May 22, 19 32.
Subject (in fu	m) Ke attached letter to the Cathay Land Company in 22/5/32
	connection with the rent reduction and remission movement
Made by ^D	.s. Tilton Forwarded by Has (Robertson, Suft.
	Mr. A.M. Preston, of Ellis and Hayes, legal
	practitioners 43 Peking Road, during an interview with the
	undersigned between 3.30 and 4.30 p.m. May 20, 1932 produced
	a translation of a letter delivered to The Cathay Land Co.Ltd.
	Sasson House May 17, 1932, which refers to the case of
	Algar and Company Estate agents acting for The Cathay Land
	Company versus the 17 tenants summoned before the Shanghai
	Special District Court for arrears of rentals, May 19, 1932.
*	The original letter Mr. Preston states he handed to Judge
	Loh Yin during the hearing of the case in order to bring to
	the notice of the Judge the apparent threat in the last
	paragraph.
	Collected tellow
	D. S.
ν.	Officer i/c Special Branch.
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24:5:32

Brief Translation

Shanghai, 17th May, 1932.

The Cathay Land Company,

Dear Sirs,

we have received a letter from the Mutual Friendship Association of Don Tsen Fong Tenants, which reads:

"Since the Japanese invasion, misery and devastation characterize the area affected by the warfare. Even the Settlement districts adjacent to the war zone was subject to a state of terror caused by stray All communications were stopped and business declined causing a considerable loss to the people. The location of the Don'Tsen Fong premises at Cheklang Road, at which our Association situates, is originally not a good business corner. The situation has been aggravated by the high rent fixed by the landlord, the amount of which more than doubled of that of the property in the The rent becomes so heavy a burden to the shops that they are compelled to close from time For example, the reat changhai Department Store, one of our members, was compelled to change ownership several times on account of the high rent. Since the war broke out, members of our Association obeyed the notices issued by the Shanghai City Residents Association and the General Chamber of Commerce to carry on a strike for as long as two months. The income thus came to a stop. the general situation became better and the shops were opened again, business appeared to be much worse than before. Our members thus find great

of clothing and fcod. They are limited by their financial ability to meet such high rent. On the 23rd April, our members received letters from Mr. Linquan woo, attorney-at-law, written on behalf of the Cathay Land Company demanding payment of rent for January, February, March and April, and threatening a forcible eviction in case of default. Our Association, apart from instructing our honorary legal advisor, Mr. Loh Ching Ying, replied to the said letters on the 27th, now approach you to assist us and to uphold justice, so as to hold the high-handed policy of the landlords in check."

Whilst we are proceeding to examine the case, we have received another letter from the same Association, which reads:

"Our last letter complaining of the high-handed policy on the part of the Cathay Land Company suffered by our members, Yung Kong Hong; Ku Dah Pharmacy, Chen Yu Hsin Tea Hong, Hwa Song Press Co., Mai Dah Hairdressing House, Kwan Chi Hospital, Pei Hai Tsen, etc., must have been received. members of our Association have complied with your resolution passed at the general meeting to defer the payment of the rent for the war time pending an empress order and on the 3rd of May, have instructed our honorary legal advisor, Mr. Loh Ching Ying to write a letter to the attorney of the landlord requesting him to collect the rent accrued before the war time directly from Mr. Loh. On the 9th of May we received a letter from the landlord's attorney, Er. T.C. Chen advising that the landlord

had been informed to collect the rent from Mr. Loh. To our surprise we received a summons from the Shanghai No.1 Special District Court on the 10th asking our members to appear for hearing on the 19th We begin to become aware that of May at 2 p.m.. the rent agent of the landlord, the manager of Algar & Co., Mr. Kent, has instructed the attorneyat-law, Messrs. A.M. Preston, Linguan Woo, T.C. Chen to institure action in the Court for the rent in we therefore write you to solicit your efforts to maintain justice and to ask the landlord to sympathize with the difficulties of the merchants and voluntarily to reduce the amount of the rent. we also ask you to request the said attorneys-at-law to refrain from giving assistance to oppress the merchants. Besides, may we ask you to instruct your homerary attorney-at-law to represent us in conjunction with our Mr. Loh in Court.

and exemption of rent basking on the scale designed for different districts to the government authorities and applied for promulgation of a public order. Pending the said publication, the landlords should at least take the general situation into consideration and hold up any action. On the contrary, taking advantage of his position, you have instructed lawyers to take action. The residents, who have suffered much from the warfare, are now again distressed by the litigation. Under these circumstances, we paset from instructing our lawyer, Er. Wu Yung Tuch to appear in the Court, write this to you as a warning and hope you will withdraw the case and to make a peaceful compression. We also request you to refrain from further oppression on the tenants.

Heithfully fours,

No. 2 21-32-

SHANGHAI MUNICIPAL POLICE.

SHANGHAL BUNICIPAL POLICE

S.1, Special Branch ALPELY

REPORT

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		XX	7.0	30
Date	May	20,	10	JA

Subject (in full) Action taken at the Shanghai Special District Court by Algar and Company against tenants for non-	***************************************
Made by D. S. Tilton Forwarded by The Robertson Su	ht.

The case of Algar and Company, Estate Agents,

Versus 17 tenants of a block of buildings at the rear

of the Wing On Company, Manking Road, for non-payment

of rentals was heard at Court Mo.10, Shanghai Special

District Court at 2 p.m. May 19, 1932, before Judge Loh

Vin. Algar and Company were represented by Mr. Preston

of Ellis and Hayes, and Feng and Company (Woo Ling Kwang and

T.C. Cheng), legal practitioners, 43 Peking Road.

Ying, legal practitioner. During the hearing, the ll tenants advised by Loh Ching Ying handed into court payment by cheques to Algar and Company rentals to the end of January which was accepted, and the case was continued regarding the rentals for February, March and April, as claimed by Algar and Company.

Loh Ching Ying claimed the tenants refused payment for February and March owing to loss of business and other hardships, and that as the tenants were permitted to settle three months in arrears the April rentals were not due to be paid.

mr. Preston, and Feng and Company claimed that by sub-leasing the premises the tenants had secured large profits on the premises, which were situated in a perfectly safe area and the tenants did not evacuate.

The hearing continued until 6.30 p.m. when the

Judge attempted to bring the parties to a mutual under
standing to settle the case out of Court, intimating he

would adjourn the proceedings for that purpose. Mr. Preston,

however, declined on behalf of Algar and Company, whereupon

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SHANGHAI MUNICIPAL POLICE.

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	REPORT	Date	19
Subject (in full	/)		
Made by	Forwarded by		
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_	the judge remanded the case for judgment	at 2 p.m.	
1	May 26, 1932.		
	This case is regarded by the ea	state owners	in the
	nature of a test case, likely to reveal	the attitude	of the
_	Court in the matter of rent payments and	the outcome	
	will undoubtedly be accepted by the major	rity of tenan	ts as
-	final in the question of payment of arrea	rs of rent,	
_	rent reduction, and remission. Further	action will	. be
-	immediately commenced by the estate owner		C
_	should a favourable decision be rendered		
	Mr. Preston states that he is c		> -
-	that the judge must render a judgment in		
_	Algar and Company as the tenants failed t		
	cases, but he suspects that the tenants	rill appeal	
~ _	through the Rent Reduction and Remission	(
]_	Bureau of Social Affairs for assistance b	efore the	
_	judgment is rendered.		
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		fother for a	
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· _	Officer i/e Special Branch.		
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·	Commissioner of Polico		
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SHANGHAI MUNICIPAL POLICE.

S.1, Special

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REPORT

Rent Reduction and Remission Movemen

Made by D. S. Tilton Forwarded by Tho (K

The case of the Metropolitan Land Company, Ltd. versus the 11 tenants for arrears of rentals was heard at the Shanghai Special District Court at 2 p.m. June 4, and remanded sine die. The undersigned interviewed the Acting Chairman

of the General Committee of the Shanghai Property Owners' Association. Mr. A.M. Preston of Ellis and Hayes, legal practitioners, 43 Peking Road, from 10.45 a.m. June 16. He stated that he has already petitioned the Shanghai Special District Court for the hearing of the cases of Algar and Company and the Metropolitan Tand Company versus tenants without result. The attitude of the Court can be only accepted as obvious disinclination to render a verdict, and by remanding the cases indefinitely the Court apparently hopes the estate owners and tenants will arrive at an agreement and thus the Court will avoid the responsibility of rendering a decision against the In the event of the failure of the Court to pronounce an early date for the hearing of the two cases, Mr. Preston will forward a letter of complaint to the Consul General for Great Britain. Mr. Preston added that the recent action of the Court is forcing the estate owners to press their tenants for immediate settlement of arrears and the estate owners are accepting the demands of the tenants subject to slight modification, as the financial position of the estate owners will not permit them to carry on the dispute for an indefinite period. Therefore, it can be generally accepted that the "Rent Remission and Reduction Movement is diminishing.

fficer i/c Special/



FINANCE DEPARTMENT

With the Compliments of the

Beputy Treasurer - Revenue

Foreign Type Property

	Central	Western	Northern \$	Eastern \$	Total
March quarter 1934	82,214	31,552	7,776	4,344	125,886
June " "	69,578	48,122	11,022	16,166	144,888
September " "	80,392	43,066	25,774	20,284	170,016
December " "	72,732	80,072	23,918	13,484	190,206
March Quarter 1935	133,886	78,220	51,650	15,642	279,398
June " "	167,656	126,930	67,340	28,674	390,600
September " "	237,704	168,628	59,750	16,946	483,028

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Pereden Tree Property

			Centrel 8	Western \$	Herthern \$	Exetern 8	Total \$
March quarter	1934	•	82,214	31,652	7,776	4,344	125,886
June "		(69,578	48,122	11,022	16,166	144,868
September *		•	80,892	45,066	25,774	20,284	170,016
December "	, •		72,732	80,072	23,918	13,484	190,206
March quarter	1935	i.	133,686	78,220	51,650	15,642	279,398
June "			167,656	126,930	67,340	28,674	390,600
September "	Ħ		237,704	168,628	59,750	16,946	483,028



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Chinese Type Property

	r	Central	Western \$	Northern \$	<u>Kastern</u>	Total
March quarter 1934		20,204	29,928	7,252	10,508	67,892
June " "		19,632	15,494	12,700	13,484	61,310
September " "		27,718	36,674	25,818	22,656	112,866
December " "		23,014	33,064	19,734	26,392	102,204
March quarter 1935		33,292	48,288	15,940	51,688	149,208
June "		59,324	102,542	15,946	23,168	200,980
September " "		104,226	159,180	59,190	53,244	375,840



Chinese Type Property

	Control	Western	Borthern 8	Restern \$	Total
March quarter 1934	20,204	29,928	7,252	10,508	67,892
June	19,632	15,494	12,700	13,484	61,310
September "	27,718	36,674	25,818	22,656	112,866
Docember " "	23,014	33,064	19,734	26,392	102,204
March quarter 1938	33,292	48,288	15,940	51,688	149,208
Jane " "	59,324	102,542	15,946	23,168	200,980
September "	104,226	159,180	59,190	63,244	375,840



Chinese Type Property

Gentral Western Horthern Eastern	stal
March quarter 1934 20,204 29,928 7,252 10,508 6	7,692
Tune • • 19,632 15,494 12,700 13,484 6	1,310
September " " 27,718 36,674 25,818 22,656 11	2,866
December " " 23,014 33,064 19,734 26,392 10	2,204
Earen quarter 1935 33,292 48,288 15,940 51,688 14	9,208
June • • 59,324 102,542 15,946 23,168 20	0,980
September " " 104,826 159,180 59,190 53,244 37	5,840

